

January 31, 2019

Mr. Frank Gardner  
United States Environmental Protection Agency  
EPA New England - Region 1  
5 Post Office Square, Suite 100  
Mail Code OSRR07-3  
Boston, MA 02109-3912

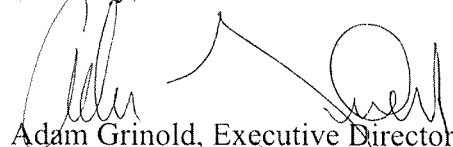
Re: Brattleboro Development Credit Corporation, Vermont EPA Brownfields Cleanup  
Grant Application, Long Falls Paperboard, LLC Brattleboro, Vermont

Dear Mr. Gardner:

The Brattleboro Development Credit Corporation (BDCC), a 501c6 non-profit corporation, is pleased to submit for your consideration this application for a FY19 \$500,000 hazardous substances EPA Brownfields Cleanup Grant. Required transmittal letter information is contained in the following table on the next page.

Please feel free to contact me if any questions arise during review of this application. We are committed to seeing the project to completion within the specified budgets and time frame.

Sincerely,



Adam Grinold, Executive Director  
Brattleboro Development Credit Corporation

Attachments:

Letter from Vermont Department of Environmental Conservation  
Narrative Information

| Narrative Information      |   |                       |
|----------------------------|---|-----------------------|
| 1. Applicant Information   | Brattleboro Development Credit Corporation, 76 Cotton Mill Hill, Brattleboro, Vermont 05301   |                       |
| 2. Funding Requested       | a) Single Site Cleanup<br>b) \$500,000 no cost share waiver requested<br>c) Hazardous Substances  |                       |
| 3. Location                | Brattleboro, Windham County, Vermont  |                       |
| 4. Property Information    | Long Falls Paperboard, LLC 161 Wellington Road, Brattleboro, Vermont 05301  |                       |
| 5. Contacts                | a) Project Director<br>Bobbi Kilburn, Director of Finance & Grant Management<br>Phone: (802) 257-7731<br>Email: <a href="mailto:bkilburn@brattleborodevelopment.com">bkilburn@brattleborodevelopment.com</a><br>Mailing Address: 76 Cotton Mill Hill, Brattleboro, Vermont 05301<br>b) Chief Executive:<br>Adam Grinold, Executive Director<br>Phone: (802) 257-7731<br>Email: <a href="mailto:agrinold@brattleborodevelopment.com">agrinold@brattleborodevelopment.com</a><br>Mailing Address: 76 Cotton Mill Hill, Brattleboro, Vermont 05301 |                       |
| 6. Population              | 7,414 (Target Area Brattleboro CDP US Census 2010 estimate)   |                       |
| 7. Other factors Checklist | <b>Other Factors</b>  | <b>Page</b>           |
|                            | Community Population 10,000 or less   | <b>Yes, Pgs. 1, 5</b> |
|                            | The applicant is or will assist a federally-recognized Indian Tribe or US territory   |                       |
|                            | The proposed brownfield site is impacted by mine-scarred land   |                       |
|                            | Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.   | <b>Yes, Pg. 3</b>     |
|                            | The site is adjacent to a body of water   | <b>Yes, Pgs. 1, 2</b> |
|                            | The site is in a federally designated floodplain  | <b>Yes, Pg. 1</b>     |
|                            | The redevelopment will facilitate renewable energy from wind, solar, or geothermal, or any energy efficiency improvement project.   | <b>Yes, Pg. 3</b>     |
| 8. Letter from State DEC   | An acknowledgement letter dated January 10, 2019 from the Vermont Department of Environmental Conservation is attached.   |                       |

Long Falls Paperboard LLC, Brattleboro, Vermont  
Cleanup Grant Application - Hazardous Substances – January 2019

Narrative Attachment  
Vermont Department of Environmental Conservation  
Application Acknowledgement Letter



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*AGENCY OF NATURAL RESOURCES*

**State of Vermont**  
**Department of Environmental Conservation**  
**Waste Management & Prevention Division**  
**1 National Life Drive – Davis 1**  
**Montpelier, VT 05620-3704**  
**(802) 249-5822**  
Patricia.coppolino@vermont.gov

January 10, 2019

Brattleboro Development Credit Corporation  
Attn: Mr. Adam Grinold  
76 Cotton Mill Hill  
Brattleboro, VT 05301

Dear Mr. Grinold,

This letter will serve as acknowledgement that the Vermont Department of Environmental Conservation is aware that the Brattleboro Development Credit Corporation is intending to apply for a cleanup grant for the Long Falls Paper Board Site located at 161 Wellington Road in Brattleboro, VT.

The Vermont Department of Environmental Conservation is appreciative of your intent to support brownfield cleanup and redevelopment in Vermont. Please know that the Vermont Department of Environmental Conservation is here to support your organization with the cleanup activities at this property.

Good luck in the competition.

Sincerely,

Patricia Coppolino, Environmental Program Manager  
Sites Management Section  
Waste Management and Prevention Division



## **1. Project Area Description and Plans for Revitalization**

### **1.a. Target Community and Brownfields**

#### **i. Background and Description of Target Area**

**The target area for this application is the Brattleboro Census Designated Place (CDP),** population 7,414.<sup>1</sup> Brattleboro is the largest town in Windham County, in southeastern Vermont, and it serves as the region's commercial center where 7,036 people are employed.<sup>2</sup> Brattleboro has a rich industrial heritage, including mills, printing presses, and textile manufacturing. These and other industries brought prosperity, security, and jobs to Brattleboro for over 150 years.

However, beginning in the mid-1900s, Brattleboro was negatively impacted by long-term changes in transportation and production technology, along with shifting economic patterns leading to a globalized economy. Jobs began to disappear, and the local economy weakened. One consequence is many vacant or underutilized buildings and contaminated properties.

Brattleboro was crippled in 2011 by flooding from Tropical Storm Irene and again in 2014 by the closure of the Vermont Yankee nuclear power plant, which since 1972 had been a source of over 600 good jobs with average annual salaries in excess of \$100,000.<sup>3</sup> Its effects will continue to be felt for years to come. These hardships brought about increased poverty and led to population decline in the Brattleboro CDP.

#### **ii. Description of the Brownfield Site**

**The brownfield we propose to clean up is the Long Falls Paperboard, LLC (LFP) manufacturing site** at 161 Wellington Road in Brattleboro (Site). The Site hosts a 220,000 square foot paper manufacturing plant on a 39-acre riverfront parcel. The Site has over 3,400 feet frontage on the Connecticut River<sup>4</sup> and the southeastern portion of the Site is a FEMA-designated floodplain.<sup>5</sup>

The paper manufacturing plant was built in 1961. Prior to 1961, the property was farmland. Originally owned and operated by Case Brothers Paper, the plant was acquired by Neenah Northeast LLC in 2015. On October 29, 2018, Neenah announced that it would close the Brattleboro facility by year's end.<sup>6</sup> For a town already reeling from previous losses, losing another 100 high paying jobs would have been devastating.

The applicant, Brattleboro Development Credit Corporation (BDCC) commissioned a pre-acquisition Phase I Environmental Site Assessment (ESA) that documented twelve Recognized Environmental Conditions.<sup>7</sup> A previous Site investigation was performed and documented contamination includes chlorinated solvents, refrigerants, heavy metals, and co-mingled petroleum. Phase II ESA testing is ongoing, and other potential contaminants may include dioxins and furans, PCBs, and semivolatile organic compounds. No environmental cleanup has taken place. The property poses a potential health risk due to the known and potential contamination, and an environmental risk due to its close proximity to the Connecticut River.

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<sup>1</sup> US Census Bureau most recent estimate at [census.gov/quickfacts](https://census.gov/quickfacts)

<sup>2</sup> 2013-2017 American Community Survey 5-Year Estimates

<sup>3</sup> "Economic Impacts of Vermont Yankee Closure," UMASS Donahue Institute, December 2014.

<sup>4</sup> Alta Land Survey for Boise-Cascade, 1989.

<sup>5</sup> FEMA Flood Map Service Center [msc.fema.gov](https://msc.fema.gov).

<sup>6</sup> Brattleboro Reformer, 10/26/18.

<sup>7</sup> LE Environmental LLC, December 2018.

## **1b. Revitalization of the Target Area**

### **i. Redevelopment Strategy and Alignment with Revitalization Plans**

**BDCC's redevelopment strategy is straightforward: maintain and expand the 100-person work force at the plant.** When Neenah announced that it would close the plant, the applicant, BDCC, stepped in to acquire the Site via a real estate purchase. The BDCC has been “buyer of last resort” for several former industrial properties to repurpose for smaller commercial tenants.

However, direct operations of an industrial facility are not the BDCC's core mission. LFP was brought in to operate the plant once BDCC's acquisition took place, but LFP is not able to acquire the property with its current Recognized Environmental Conditions. LFP will acquire ownership once the Site is cleaned up and environmental liability protection is received via Vermont's Brownfields Reuse and Environmental Liability Limitation Act (BRELLA). This will complete BDCC's economic mission at the Site. The environmental cleanup is a key component of this strategy and can only succeed if environmental liabilities are addressed via cleanup funding.

**This redevelopment strategy aligns well with the area's four principal land use and revitalization planning programs:**

Brattleboro Town Plan: Brattleboro's Town Plan goals include fostering industrial growth in existing clusters. The Site is a part of Brattleboro's Industrial Zone, which supports large-scale growth and development of industrial activities and development of areas with sufficient access to existing services.<sup>8</sup> Brattleboro also has a variety of local planning policies, ordinances, and tools in place to promote sustainable development.

Brattleboro Development Credit Corporation: As one of Vermont's 12 Regional Development Corporations, and the regional economic development authority serving southeastern Vermont, saving the facility from closure goes to the core of BDCC's mission: “BDCC is a private, nonprofit organization dedicated to creating and retaining a flourishing business community that supports vibrant fiscal activity and improves the quality of life of all its residents.”

Windham Regional Commission: The Windham Regional Commission's (WRC's) 2014 Regional Plan, which includes Brattleboro, states, “The WRC will support a diverse and vibrant economy that builds on the region's existing assets...The WRC will continue to work with BDCC ... and will refine the region's commercial/industrial zones as part of an interim update to ensure that development of this land use category is being appropriately directed.” The regional plan also promotes using existing infrastructure and sustaining existing employment.<sup>9</sup>

The Southeastern Vermont Comprehensive Economic Development Strategy (CEDs): The 2014 Windham CEDS objectives include mitigating Vermont Yankee closure job losses and improving wage parity with surrounding areas, both of which are fostered by BDCC's strategy.

### **ii. Outcomes and Benefits of Redevelopment Strategy**

**The desired outcomes are to sustain and expand this employment while cleaning up a contaminated Site.** LFP's workers live in nearby communities in Vermont, New Hampshire and Massachusetts, and the economic ripple effect throughout the region of sustaining these high

<sup>8</sup> Brattleboro Town Plan, 2018, Page 140.

<sup>9</sup> WRC Regional Plan, 2014, viewed at the Windham Regional Commission Web Site.

paying industrial jobs is significant. The multiplier for the positions at this plant is approximately 1.5; for every job there are approximately 0.5 additional jobs created regionally through indirect and induced impacts, so sustaining this plant at its current level of employment translates to approximately 150 area jobs.<sup>10</sup>

**The benefits of this redevelopment strategy are equally straightforward.** Employees will continue to pay mortgages and rent, purchase automobiles, appliances and electronics, dine out, and partake in entertainment, all of which lead to magnification of value. Plans for sustained and enhanced operation of this plant also include increasing energy efficiency of the Site's generation and processing facilities, construction of a bio-mass conversion facility, and conversion to / addition of renewable energy facilities. LFP and BDCC are exploring development of a Biomass cogeneration facility funded through an industrial bond.

### **1c. Strategy for Leveraging Resources**

#### **i. Resources Needed for Site Reuse**

**BDCC has secured the following key funding resources for this revitalization.**

| <b>Contributing Entity</b>                                      | <b>Amount</b>                           | <b>Method</b>  | <b>Commitment</b> |
|---|---|--|-------------------|
| Long Falls Paperboard LLC                                       | \$1mm acquisition                       | Direct Investment  | High              |
|   | \$800,000 annual investments in cap ex. |  |                   |
| Vermont Employment Growth Incentive; Long Falls Paperboard, LLC | \$1,148,098                             | State cash incentive payments for increased employment <sup>11</sup> | High              |

If BDCC is in need of additional cleanup funding the WRC's Brownfields Revolving Loan Fund (RLF) is available. The RLF has grant funds and loan funds available for projects of this nature.

The leveraging strategy is attainable. LFP is willing to invest substantially and wants to pursue expansion. This Site cleanup will pave the way for a subsequent direct investment by LFP of approximately \$1mm for acquisition and \$800k per year direct capital investment.

BDCC has a highly successful track record leveraging investment funding for economic development. In 2017, BDCC helped create financing and incentives to assist a \$17mm expansion to retain 300 jobs and to add 100 jobs in Brattleboro. In 2018, BDCC facilitated local and state funding sources and federal New Market Tax Credits to assist a major expansion to retain 113 jobs and to add 26 jobs in the Town of Rockingham.

#### **ii. Use of Existing Infrastructure**

**This redevelopment utilizes existing infrastructure.** The plant utilizes infrastructure that already exists in the Brattleboro CDP, including electrical distribution systems, telecommunication systems, municipal roads, water, sewer, and sidewalks, consistent with town planning goals and smart growth policies. These facilities are adequate for continued and expanded operations, and additional infrastructure needs are not anticipated. The Site is in an area of concentrated employment accessible via public transportation and these jobs are of special value to creating employment accessible to all.

<sup>10</sup> BDCC research.

<sup>11</sup> <https://accd.vermont.gov/economic-development/funding-incentives/vegi>

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Community Need**

#### **i. The Community's Need for Funding**

**This cleanup funding will fill a vital gap that cannot be met any other way.** Brattleboro does not have the resources to clean up this Site, nor does the town have a Brownfields Cleanup fund. BDCC, a regional economic development organization with a staff of 14, cannot fund the cleanup. BDCC's income is derived from below market rate commercial rentals and a small allocation from the State. The WRC has a Brownfields Revolving Loan Fund, but it is not sufficient to fund the entire cleanup. The State of Vermont does not have sufficient funds for the cleanup, and other brownfields funding mechanisms such as tax increment finance districts, local sales taxes, and impact fees have not been used in Brattleboro.

Compared to Windham County, the State of Vermont, and the United States, the Brattleboro CDP has a higher rate of residents living in poverty, lower per-capita income, and lower median household income.<sup>12</sup> Good industrial and manufacturing jobs have been disappearing from the area for several decades, having been replaced by low-paying service-oriented jobs, many of which do not include benefits and do not provide a "livable wage," as defined by the Vermont Legislature.<sup>13</sup> The Town of Brattleboro's municipal budget relies on a high property tax rate, which places a heavy burden on residents and businesses. A family of four has to earn over \$10,000 more per year than elsewhere in the U.S. to have equal purchasing power.<sup>14</sup>

#### **ii. Threats to Sensitive Populations**

##### **(1) Health or Welfare of Sensitive Populations**

**Sensitive populations are potentially at risk due to contamination.** This grant will address the health and welfare of sensitive populations, including children and pregnant women, by reducing surface exposure to toxins of concern. Heavy metals such as arsenic have been linked to skin, bladder, and lung cancer.<sup>15</sup> Lead can cause behavioral and learning problems, lower IQ, hyperactivity, slowed growth, hearing problems, anemia, and premature birth.<sup>16</sup> Petroleum can have adverse effects on the hematological, hepatic, immunological, and renal systems.<sup>17</sup> Chlorinated solvents are suspected carcinogens and may cause neurological, kidney, liver, immune system, and hematological system effects, as well as development and reproduction deficiencies.<sup>18</sup> BDCC will protect neighbors and sensitive populations from contamination.

##### **(2) Greater than Normal Incidence of Disease and Adverse Health Conditions**

**Greater than normal incidences of disease and adverse health conditions exist in the target area.** Health affects are cumulative, and this grant will address greater than normal incidence of conditions that could be environmentally related by reducing surface exposure to toxins. Windham County has documented higher rates of juvenile elevated lead blood concentrations<sup>19</sup> (>10%) and lung disease<sup>20</sup>, and lower than average levels of first trimester pregnancy prenatal care.<sup>21</sup> The prevalence of asthma in Vermont has historically been among the highest in the US.<sup>22</sup>

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<sup>12</sup> US Census Bureau, QuickFacts: Brattleboro Town, Windham County, Vermont.

<sup>13</sup> Basic Needs Budget and the Livable Wage," Vermont Legislative Report, January 2015.

<sup>14</sup> Ibid.

<sup>15</sup> "Arsenic Fact Sheet," World Health Organization

<sup>16</sup> "Learn About Lead Fact Sheet," USEPA

<sup>17</sup> ATSDR Toxic Substances Portal: Total Petroleum Hydrocarbons (TPH)

<sup>18</sup> "Health Effects Notebook for Hazardous Air Pollutants: Tetrachloroethylene," USEPA

<sup>19</sup> Vermont Department of Health Data Explorer, 2016 data for Childhood Lead Poisoning.

<sup>20</sup> Healthy Vermont 3-4-5 Database, 2016.

<sup>21</sup> VT Department of Health "Health Status Report 2008." 2008. Vermont Department of Health. (latest report)



(3) Economically Impoverished / Disproportionately Impacted Populations

**The target area is economically impoverished.** According to a 2014 regional economic report, the Windham region trails the United States in several key economic indicators.<sup>23</sup> Windham's poverty rate is 14.1%, but the Brattleboro CDP's poverty rate is 23.9% - 27.9% for children.<sup>24</sup> Within the Brattleboro CDP, 37% of households made less than \$35,000<sup>25</sup> in an area where the low-income threshold was greater than \$36,700.<sup>26</sup>

Regarding environmental justice, the disadvantaged population in the Brattleboro CDP is exposed to a higher than average inventory of toxic waste sites including all of the Town of Brattleboro's Brownfield sites. This is illustrated in the following table.<sup>27</sup>

| Table: Hazardous /Brownfields Sites per capita in Target Area, County and State |                 |                |               |
|---|-----------------|----------------|---------------|
|   | Brattleboro CDP | Windham County | Vermont       |
| Population <sup>28</sup>  | 7,414           | 42,869         | 626,200       |
| Hazardous Sites per 1,000 residents <sup>29</sup>                               | 11.9            | 9.9            | 7.4           |
| Brownfields Sites per 1,000 residents   | 2.4             | 0.8            | 0.2           |
| Potential BF Sites per 1,000 residents <sup>30</sup>                            | 11.9            | 7.8            | Not available |

**b. Community Engagement**

i. Community Involvement

**Community involvement is inherent in BDCC's mission.** Following is a list of Project Partners that have committed to assisting BDCC with this cleanup.

| Table: Long Falls Paperboard Project Partners |   |   |
|---|---|---|
| Partner Name                                  | Point of Contact  | Specific Role   |
| Brattleboro Chamber of Commerce               | Kate O'Connor, Executive Director<br>802-254-4565<br><a href="mailto:kate@BrattleboroChamber.org">kate@BrattleboroChamber.org</a>   | Augment public notice and involvement via Planagogo Community Events Platform.              |
| Creative Workforce Solutions                  | Cindy Delgatto, Employment Specialist; 802-258-6485<br><a href="mailto:cdelgatto@vabir.org">cdelgatto@vabir.org</a>                 | Ensure benefits accrue to residents who will be positively impacted by expanded employment. |
| Windham United Way                            | Carmen Derby, Executive Director;<br>(802) 257-4011<br><a href="mailto:carmen@unitedwaywindham.org">carmen@unitedwaywindham.org</a> | Builds skills and capacity among people and organizations to connect and engage.            |
| Connecticut River Conservancy                 | Andrew Fisk, Executive Director;<br>(413) 772-2020 <a href="mailto:afisk@ctriver.org">afisk@ctriver.org</a>                         | Ensure the Connecticut River is a place of beauty and pride for all.                        |

A community relations plan (CRP) will be developed for the project to keep the community informed about the cleanup, and to serve as a record of events and public comment. English is the predominant language spoken in the affected communities; if there is need for translation or interpreter services including services for the hearing or site impaired, BDCC will secure them.

<sup>22</sup> Vermont Department of Health, "Data Brief -Asthma in Vermont and United States Reducing the Burden of Asthma" 2015.

<sup>23</sup> SeVEDS 2014 CEDS Report, page 10.

<sup>24</sup> 2013-2017 American Community Survey 5-Year Estimates

<sup>25</sup> 2009-2013 American Community Survey 5-Year Estimates,

<sup>26</sup> Defined by HUD as those below 80% median income - FY 2015 Income Limits Documentation System.

<sup>27</sup> Data from the Vermont Agency of Natural Resources.

<sup>28</sup> Population data are most recent available on census.gov/quickfacts as of January 2019.

<sup>29</sup> Data on hazardous sites and Brownfields sites from the Vermont Department of Environmental Conservation.

<sup>30</sup> Information on potential brownfields sites in Brattleboro and Windham County from the Windham Regional Commission.

ii. Incorporating Community Input

**The community will be kept informed about the cleanup.** BDCC has a regularly updated web site, blogs, issues newsletters and press releases several times per month, and holds public events. Cleanup of the Site will be integrated into these outreach efforts so that the public is well informed at all steps of the cleanup. BDCC staff attends Brattleboro public meetings (Town Selectboard, Town Meeting) several times per year. BDCC also participates in WRCs Brownfields Advisory Committee, which will act as the forum for a cleanup advisory committee.

### **3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS**

#### **a. Proposed Cleanup Plan**

**This proposed cleanup plan addresses environmental risk** due to soil contamination from historic activities. On-site contamination due to historic use of chlorinated solvents, refrigerants and petroleum products has been documented. Other soil contamination may be present due to historic pulp bleaching and outdoor storage of obsolete equipment. The key concept is to minimize risk to human health by removing access to contaminated soils. Current practices at the facility are much more environmentally friendly and less likely to create environmental contamination. The cleanup plan includes:

- Development of documentation for regulatory approval. In Vermont, this includes development of an ECAA (Evaluation of Corrective Action Alternatives-equivalent to Analysis of Brownfield Cleanup Alternatives (ABCA)), CAP (Corrective Action Plan) and QAPP (Quality Assurance Project Plan).
- Shallow contaminated soils will be removed and properly disposed of from greenspace areas around the plant where human exposure could occur (approximately 4,500 tons).
- Soils contaminated with chlorinated solvents in the vicinity of the plant will be removed and properly disposed of (approximately 300 tons).
- A clean soil cap will be installed in these areas to eliminate contact risks, prevent contaminant migration and to reduce exposure to surface toxins.
- The ABCA indicates that cleanup is feasible within the grant funding parameters.
- The QEP, Vermont Department of Environmental Conservation, and USEPA Region 1 will monitor cleanup progress.
- Once cleanup is completed, a Certificate of Completion under Vermont's BRELLA statute will be issued, allowing LFP to acquire title to the property, expand and create jobs, and invest in energy efficiency and renewable energy upgrades and installations.

#### **b. Descriptions of Tasks and Activities**

1. Cooperative Agreement Management-These activities will take place beginning at award and will continue through the end of the cleanup.

a. Cost Share

- i. QEP Procurement-BDCC Project Manager will conduct competitive procurement to obtain a Qualified Environmental Professional to oversee and manage the cleanup. This activity will take place immediately following funding release.
- ii. State Cleanup Program-BDCC Project Manager will maintain the Site's status in Vermont's BRELLA including responding to regulatory requests.
- iii. Project Management-BDCC Project Manager will oversee the cleanup and QEP performance and provide management services for the duration of the work (quarterly reporting, ACRES data entry, annual financial and DBE reporting, etc.)
- iv. Scheduling Software-BDCC will acquire a module add in for its existing IT system that will allow detailed, comprehensive project tracking.

- b. Grant funded
  - i. Brownfields Conference-BDCC Project Manager and Executive Director will attend the 2019 Brownfields Conference.
- 2. Community Outreach and Engagement-These activities will take place beginning upon award and will continue through the end of the cleanup.
  - a. Cost Share
    - i. CRP Development/Implementation-BDCC Project Manager will develop the CRP upon funding release and will regularly update it.
    - ii. Project Status Updates- BDCC Project Manager will regularly update the BDCC blog and newsletter, and will issue press releases at notable project milestones.
    - iii. Project events/meetings- The primary public meetings will be via the WRC's Brownfields Advisory Committee, which are open to the public, and held monthly. BDCC project manager will attend these meetings and use the committee as a technical and administrative resource for the project. These meetings will be held at ADA-accessible locations in the Brattleboro CDP.
  - b. Grant Funded
    - i. Translation services as needed for public events.
    - ii. Public presentation materials: supplies will be bought for this work and a computer will be bought and dedicated to the project.
- 3. Site-Specific Cleanup-These activities will take place following funding release.
  - a. Cost Share
    - i. ECAA/CAP/QAPP/Bid Documents-QEP will develop the necessary documents for regulatory approval and contractor selection for the cleanup. These activities will take place during the fall 2019.
    - ii. Contractor Selection- BDCC Project Manager and QEP will conduct a competitive procurement process to obtain a construction contractor to perform the cleanup work. This will include developing final plans, specifications and bid documents. These activities will take place in the winter/spring 2019-2020.
    - iii. Personnel Protective Equipment-BDCC will acquire personnel protective equipment (steel toe boots, safety glasses and hard hats) to allow the project manager and project director to visit the site during the cleanup work.
    - iv. Construction Oversight: BDCC and LFP environmental staff will participate in construction oversight to assist the QEP by being a local on Site presence.
  - b. Grant Funded
    - i. Cleanup-The selected contractor will perform the environmental cleanup work. Cleanup will take place Summer 2020.
- 4. Cleanup Documentation and Close-out
  - a. Cost Share
    - i. Completion Reporting-QEP will issue the Brownfields Completion report leading to issuance of the Certificate of Completion. This will take place following cleanup.
    - ii. Close-Out-BDCC will take necessary steps to formally close out the grant once the work is completed.
  - b. Grant Funded
    - i. Documentation -QEP will document the cleanup with inspections, photos and testing results. This activity will take place concurrent with cleanup Summer 2020.

### C. Cost Estimates and Outputs

Cost estimates in the following table were developed based on experience with similar projects. An effort has been made to maximize the amount of federal grant dollars to actual cleanup tasks and the cost share will be met with BDCC cooperative agreement management, community engagement, competitive procurement, construction documentation and document preparation.<sup>31</sup>

| Budget Categories  | Task 1:<br>Cooperative<br>Agreement<br>Management | Task 2:<br>Community<br>Outreach &<br>Engagement | Task 3:<br>Site<br>Specific<br>Cleanup | Task 4:<br>Cleanup<br>Documentation<br>and Close-out | Total            |
|--------------------|---|--|--|--|------------------|
| Personnel          | \$7,544   | \$9,221  | \$26,389                               | \$12,573   | <b>\$55,727</b>  |
| Fringe Benefits    | \$1,696   | \$2,079  | \$5,951                                | \$2,827  | <b>\$12,553</b>  |
| Travel             | \$5,000   | \$250  | \$250                                  |  | <b>\$5,500</b>   |
| Equipment          |   |  |  |  |                  |
| Supplies           | \$250   | \$1,970  | \$500                                  |  | <b>\$2,720</b>   |
| Contractual        |   |  | \$500,000                              | \$22,000   | <b>\$522,000</b> |
| Other (specify)    |   | \$1,500  |  |  | <b>\$1,500</b>   |
| Total Direct Costs | \$14,490  | \$15,020   | \$533,090                              | \$37,400   | <b>\$600,000</b> |
| Indirect Costs     |   |  |  |  |                  |
| Federal Funding    | \$5,000   | \$3,000  | \$480,000                              | \$12,000   | <b>\$500,000</b> |
| Cost Share         | \$9,490   | \$12,020   | \$53,090                               | \$25,400   | <b>\$100,000</b> |
| Total Budget       | \$14,490  | \$15,020   | \$533,090                              | \$37,400   | <b>\$600,000</b> |

| Table: Task Cost Calculations |  |  |
|-------------------------------|--|--|
| Task                          | Activity   | Cost Calculation   |
| 1.                            | a.i. QEP procurement                             | BDCC personnel 150 hours @ \$61.60/hr = \$9,240<br>Materials \$250 for project scheduling software<br>Air travel/lodging/per diem = \$5,000  |
|                               | a.ii. State Cleanup Program                      |  |
|                               | a.iii. Project Management                        |  |
|                               | b.i. Travel Costs                                |  |
| 2.                            | a.i. CRP   | BDCC personnel 125 hours @ \$61.60/hr = \$7,700<br>Brownfields Advisory Committee 48 hours @ \$75 = \$3,600; Travel Costs \$250<br>Supplies \$470 presentation materials<br>Translation Services 12 hours @ \$125/hr = \$1,500<br>Supplies (computer) 1 unit @ \$1,500 |
|                               | a.ii. Project Status Updates                     |  |
|                               | a.iii. Project events/meetings                   |  |
|                               | a.iv. Public Presentation                        |  |
|                               | b.i. Translation Services                        |  |
| 3.                            | a.i. Regulatory Documents                        | QEP 160 hours @ \$125/hr = \$20,000<br>BDCC Environmental personnel 525 hours @ \$61.60/ hr = \$32,340; PPE for Site Visits \$500,<br>Travel \$250; 4,800 tons contaminated soil removal and replacement @ \$100/ton = \$480,000                                       |
|                               | a.ii. Contractor Selection                       |  |
|                               | b.i. Cleanup                                     |  |
| 4.                            | a.i and b.i. Cleanup Documentation and Close Out | QEP 120 hours @ \$100/hr = \$12,000<br>BDCC personnel 250 hours @ \$61.60/ hr = \$15,400<br>QEP 80 hours @ \$125/hr = \$10,000   |

<sup>31</sup> BDCC believes that total administrative costs are below the 5% of grant amount specified in the guidelines Administrative costs in Tasks 1, 2, and 4 minus “financial and performance reporting costs are approximately \$15,600. Task 3 BDCC costs are non administrative and related to construction oversight and documentation.

**d. Measuring Environmental Results**

**BDCC will track, measure, and evaluate progress of the work.** This measurement will include frequent surveillance by BDCC of the project schedule and accomplishments, completion of quarterly EPA reporting, fulfillment of all other cooperative agreement reporting requirements, and frequent ACRES data inputs and updates. The BDCC project manager will develop a comprehensive project schedule using scheduling software to be acquired as part of this grant. If it appears that the work is deviating from the schedule in a significant way, BDCC will institute corrective measures to get the work back on schedule.

**The major project outputs will be** replacement of approximately 4,800 tons of contaminated soil with clean soil, and issuance of the BRELLA Certificate of Completion indicating that cleanup is completed. Additional project outputs will include community meetings prior to and during cleanup.

**The major project outcomes include** the protection of human health and the environment due to the reduction of surface exposure to toxins in the soil, sustaining 100 jobs and setting the stage for expansion and the economic ripple effects of those actions, and reduced overland flow of suspended solids in stormwater that may impact the adjoining Connecticut River. Another project outcome will be support of environmental justice via enhanced employment opportunities in a disadvantaged community. BDCC is engaged in extensive workforce development activities, and will ensure that training and employment opportunities will be accessible to environmental justice communities.

**4. Programmatic Capability and Past Performance**

**a. Programmatic Capability**

**i. Organizational Structure**

**BDCC has the organizational capability to manage and complete the project.** With a staff of 14, including a seasoned executive director and Director of Finance and Grant Management, and an engaged board of 11 trustees, the organization has the experience, knowledge, and resources to fully comply with all grant requirements. The BDCC has an excellent track record in the stabilization and revitalization of blighted or abandoned properties. The scale of the LFP cleanup is beyond BDCC's previous efforts, and requires assistance to fulfill.

BDCC Executive Director Adam Grinold will supervise the project. Mr. Grinold's duties will include coordination, communications, and direction. He has over 20 years' experience managing for profit and not for profit enterprises in Southern Vermont, including extensive real estate development and management.

BDCC Director of Finance and Grant Management Bobbi Kilburn will manage the project. Ms. Kilburn's duties will include day-to-day cooperative agreement initiation and management, progress reporting, grant accounting and payments. Ms. Kilburn has over 20 years' experience in the banking, energy, and non-profit sectors and holds an MBA in finance and currently manages a federal, state and private grant portfolio worth over \$4.5 million.

**ii. Acquiring Additional Resources**

**BDCC does not anticipate the need for additional expertise to manage the grant.** However, should additional resources and/or expertise be required, BDCC can draw upon the expertise of its Board members and the southern Vermont Business Community. The Town of Brattleboro

(an EPA Brownfields Assessment Grant recipient) and the Windham Regional Commission (an EPA Brownfields Assessment Grant recipient and Revolving Loan Fund Entity) have indicated that support from their organizations is available if needed.

**b. Past Performance and Accomplishment**

BDCC has not received an EPA Brownfields Grant but has received other Federal and non-Federal Assistance Agreements.

**ii. Has Not Received an EPA Brownfields Grant but has received other Federal or Non-Federal Assistance Agreements**

**(1) Purpose and Accomplishment**

**BDCC has received and successfully administered a number of federal, state, and private foundation grants in the last 10 years in support of specific projects and general operations.** In Fiscal Year 2018 BDCC managed over \$950,000 in grant income. The following describes some of BDCC's management capabilities.

USDA RCDI: In 2016 BDCC was awarded \$230,000 from the USDA Rural Community Development Initiatives to increase economic development capacity in Windham and Bennington Counties, one of 23 RCDI awards nationally. BDCC provides trainings, small conferences and technical assistance, on a variety of topics. Its largest event, the SoVermont Economic Development Summit had over 200 attendees last year and won an international best practices award in 2018 from the International Economic Development Council (IEDC).

CDBG-DR: After Tropical Storm Irene, BDCC, with the Springfield Regional Development Corporation, administered the CDBG-DR Business Assistance Program to Windham and Windsor counties to address documented unmet recovery needs. Business owners participated in a competitive process. Over \$2mm was awarded to 63 businesses for facility, equipment and site repair, cleanup and restoration needed to restart damaged businesses. This combined with leveraged funding from charities, business owners, and regional and state partners brought over \$8mm to CDBG-DR efforts. Approximately 2/3 of recipients were Low-to-Moderate Income.

EDA CEDS: BDCC secured funding for and has been administering a project to create a US Economic Development Administration (EDA) funded Southern Vermont CEDS. The BDCC received \$70,000 in EDA funding to create a 2019 update to the Windham CEDS, with its co-applicant the Bennington County's regional planning commission. The two organizations held over 15 public meetings in five different locations to engage the public in creating the region's strategic economic plan. The completed filing to the EDA is anticipated for February.

**(2) Compliance with Grant Requirements**

BDCC complies with all grant requirements as codified in each grant agreement, including scope of work, progress reporting, adherence to regulatory and compliance requirements as required by the Office of Management and Budget Circular A-133, "Audits of States, Local Governments and Non-Profit Organizations", and the respective Vermont State Bulletin(s). The CDBG – DR Business Assistance Program, being the first federal grant program of significance for BDCC, detailed the need for us to improve controls and documentation over disbursement processes, institute allowable costs / cost principles, improve controls over cash management, improve controls over sub-recipient monitoring and special tests and provisions. As a result, BDCC now has the capacity for rapid response and management of complex projects.

Narrative Proposal Attachment  
Documentation indicating committed firm leveraged resources

## LETTER OF INTENT

December 7, 2018

Benjamin Rankin, Principal Long  
Falls Paperboard, LLC PO Box  
445  
618 Powers Road  
Starbuck, WA 99359

Re: Neenah Facility, 161 Wellington Road, Brattleboro, Vermont

Ben:

This Letter of Intent will formalize our understanding regarding the possible acquisition by Brattleboro Development Credit Corporation ("BDCC") of 161 Wellington Road, Brattleboro, Vermont (the "Real Estate") from Neenah Northeast, LLC ("Neenah") as an assignee under that certain Purchase Agreement (the "Purchase Agreement") between Neenah, as Seller, and Long Falls Paperboard, LLC ("LFP") dated November 13, 2018.

This agreement is not binding (except for paragraphs 14 and 15) but each of our commitments will become binding on execution of a lease, the draft of which will be prepared by our attorney, David Dunn, within three (3) business days of execution of this Letter of Intent.

It is our intention to enter into a Lease Agreement (the "Lease") relating to the Real Estate to include at minimum the following basic terms:

1. BDCC Purchase. Pursuant to the Purchase Agreement, LFP will assign the right to purchase the Real Estate to BDCC at the closing of the Purchase Agreement. The purchase price for the Real Estate will be \$1,000,000.00 to be included within the Purchase Price (as that term is defined in the Purchase Agreement). As a precondition to closing, LFP will obtain from Neenah prior to closing, in a form reasonably acceptable to BDCC, contractual language affirming that BDCC will not be assuming the obligations in the Purchase Agreement relating to Environmental, Health and Safety Liabilities (as that term is defined in the Purchase Agreement), unless the assumption of those obligations is necessary to obtain the Certificate of Completion (as that term is defined in this Letter of Intent). BDCC's purchase will occur simultaneous with LFP's purchase of the remaining assets under the Purchase Agreement, and BDCC shall have no obligation to purchase the Real Estate if LFP does not purchase those remaining assets.

2. The CDBG Grant. In connection with the transactions contemplated by the Purchase Agreement, BDCC will apply for a CDBG grant and loan, each in the amount of \$500,000. If the CDBG loan and/or the CDBG grant are obtained and used in connection with the transactions contemplated by the Purchase Agreement, LFP shall enter into an agreement with BDCC indemnifying and holding harmless BDCC from any failures to meet any of the obligations in the documents evidencing or executed in connection with the CDBG loan and CDBG grant and



providing that LFP will comply with all terms and conditions associated with the CDBG grant and loan. The CDBG loan, if obtained, will be used as a portion of the BDCC funds, as defined below. The funds from the CDBG grant, if obtained, will be used to reduce the principal of the BDCC funds. LFP will assist in any applications for the CDBG grant and loan as requested by BDCC and provide any financial information and surety requested or required in connection with the grant and the loan. In the event that LFP relocates the business being operated at the Real Estate within the first ten years following the date of closing under the Purchase Agreement, LFP shall reimburse BDCC for the amount of the CDBG grant. Until LFP purchases the Real Estate, the obligations secured by the BDCC's security interest in the personal property (as provided under the Lease) will include the amount of the CDBG grant.

3. LFP Obligation to Purchase. The Lease will provide that LFP will purchase the Real Estate from BDCC on or before the date which is five (5) years from the date BDCC acquires title to the Real Estate. The purchase price for the Real Estate (the "LFP Purchase Price") shall be \$1,000,000.00 plus the Remediation Costs and Remediation Management Fee (as each is defined in this Letter of Intent) paid by LFP, reduced by (i) any principal payments made by LFP to the BDCC Funds (as defined in this Letter of Intent), (ii) the CDBG grant (if LFP purchases the Real Estate within 60 days of the date BDCC obtains the BRELLA Certificate of Completion), (iii) the amounts paid by LFP toward Remediation Costs and the Remediation Management Fee prior to the date LFP acquires title to the Real Estate, and (iv) if LFP purchases the Real Estate within 60 days of the date BDCC obtains the BRELLA Certificate of Completion, the amount, if any, in the Debt Service Escrow (as defined below). Further terms relating to the purchase of the Real Estate by LFP will be included in the Lease, and will include customary terms consistent with commercial real estate transactions in Vermont. LFP's obligation to purchase the Real Estate will be contingent on completion of the Remediation (as defined in this Letter of Intent). It is anticipated that upon completion of Remediation BDCC will obtain a Certificate of Completion (the "Certificate of Completion") consistent with the terms of 10 V.S.A. § 6651 as it applies to regional development corporations.

4. Lease Term. The Lease shall be for a term of five (5) years, but shall terminate on the date LFP acquires title to the Real Estate.

5. Deposit. With execution of the Lease, LFP shall pay \$100,000.00 as a security deposit to secure LFP's obligations under the Lease.

6. Rent. BDCC will be paying \$1,000,000.00 to fund the purchase of the Real Estate if the transaction closes (the "BDCC Funds"), which may include loans from one or more lender. Rent for the term of the Lease ("Rent") shall include the cost of servicing debt associated with the BDCC Funds as established at the Closing under the Purchase Agreement, provided that if the cost of servicing such debt is reduced by payment of principal, Rent shall not be reduced but funds equal to the reduction in debt service (cumulatively, the "Debt Service Escrow") shall be held by BDCC in escrow as additional security for the obligations of LFP under the Lease and will be credited toward the LFP Purchase Price as provided above. To the extent BDCC uses its own funds to fund all or a portion of the BDCC Funds, the interest rate for use of such funds shall be the greater of six percent (6.0%) per annum or the Wall Street Prime Rate plus one percent (1.0%).

In addition to the foregoing, rent for the fourth and fifth years of the Lease shall include a

payment of an additional \$13,333.00 per month, which amount will be increased to \$20,000.00 per month. All rent obligations (other than the obligation to pay Remediation Costs) shall terminate when LFP acquires title to the Real Estate.

7. Utilities, Insurance, and Real Estate Taxes. LFP will be liable for all utilities, insurance, and real estate taxes relating to the Real Estate, and shall arrange for and pay such amounts directly. LFP shall also be liable for all taxes relating to personal property maintained at the Real Estate.

8. Property "as is"/Maintenance and Repairs. The Real Estate will be rented and sold to LFP "as is." LFP will be responsible for all repairs and maintenance to the Real Estate.

9. Improvements. LFP will be permitted to make any improvements to the Real Estate at LFP's cost with the consent of BDCC, which shall not be unreasonably withheld, conditioned or delayed.

10. Environmental, Health and Safety Liabilities. LFP will remain liable for Environmental, Health and Safety Liabilities relating to the Real Estate (the "Remediation Costs"). Remediation Costs shall include the costs of any environmental assessments, testing, reports, and monitoring. Notwithstanding this obligation, the Lease will provide that as owner of the Real Estate, BDCC will undertake to contract for and shall manage a remediation of environmental issues relating to the Real Estate (the "Remediation") using grant funds secured by BDCC with any additional funds provided by LFP (collectively, the "Remediation Funds"). BDCC and LFP will cooperate to obtain an estimate of Remediation Costs from a reputable environmental engineering firm. BDCC will then attempt to secure grant funds to cover a portion of the Remediation Costs, and will notify LFP when it has determined the amount of such grants, if any, and the amount of Remediation Funds for which LFP will be responsible. After such notification, the parties will consult and determine by mutual consent to proceed with any Remediation that is not required to obtain a BRELLA Certificate of Completion, provided that the parties will agree at a minimum to undertake any and all Remediation which is required to obtain such BRELLA Certificate of Completion or required by regulation or statute. Upon commencing the Remediation, LFP shall promptly pay into escrow with BDCC's attorney its share of Remediation Costs in advance of the Remediation work for which such payments will be due. Any Remediation Funds remaining at the completion of the Remediation shall be at LFP's option either returned to LFP or retained and applied toward the Rent.

LFP shall pay to BDCC a management fee for handling the Remediation in the amount of \$15,000, plus hourly compensation for work conducted by BDCC personnel associated with the Remediation on a rate schedule to be attached to the Lease. Such compensation shall not exceed \$20,000 in the aggregate without the prior written consent of LFP, which shall not unreasonably withheld if such work is necessary to obtain the BRELLA Certificate of Completion. In the event that LFP purchases the Real Estate within 60 days of the date BDCC obtains the BRELLA Certificate of Completion, BDCC will credit toward the LFP Purchase Price the amount of any Remediation Management Fee paid by LFP in excess of \$15,000.

11. Security Interest on Equipment/Removal of Equipment. BDCC shall have a third position security interest on the equipment retained by LFP will be responsible for all repairs and maintenance to the Real Estate. LFP shall not relocate any of such equipment without the consent of

BDCC. In the event that any equipment is removed from the Real Estate for any reason, LFP shall be obligated to repair the building on the Real Estate to cover any damage that may have occurred associated with such removal, with the intent that the building will be left in a state, after such repair, that has all walls, ceilings, floors, and other building elements (whether structural or non-structural) to a finish consistent so that the building is ready for renting to be rented to a subsequent tenant.

12. Contingencies. BDCC shall have no obligation to acquire title to the Real Estate unless BDCC has obtained (or waived in writing the right to obtain) a Phase I environmental assessment of the Real Estate.

BDCC shall have no obligation to acquire title to the Real Estate unless BDCC has obtained loans in the amount of \$1,000,000.00, representing the BDCC Funds.

BDCC shall have no obligation to acquire title to the Real Estate if BDCC has reason to believe it would be unable to obtain the Certificate of Completion or that it would not qualify for entrance to or inclusion in the BERRA program.

13. Fees. If BDCC acquires title to the Real Estate, LFP shall pay a fee to BDCC of \$30,000.00 on the date when BDCC acquires title to the Real Estate.

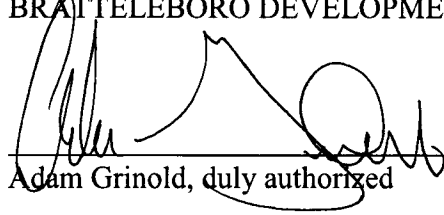
14. Costs and Expenses. LFP shall bear its own costs and expenses, including legal fees, associated with the execution of this Letter of Intent, the Lease, and all related documents, and all fees in connection with the purchase of the Real Estate. In recognition that BDCC will be expending significant resources to facilitate the transactions anticipated by this Letter of Intent, LFP agrees to pay the costs of any recording fees and owner's and lenders' title insurance associated with the acquisition of the Real Estate by BDCC, as well as the cost of BDCC's attorneys' fees in an amount not to exceed \$11,500 in connection with the drafting of this Letter of Intent, the Lease, searching title, and any other related transactional documents (including but not limited to fees incurred in connection with obtaining BDCC Funds), regardless of whether BDCC acquires title to the Real Estate.

15. Non-disclosure. Without the consent of the other party, neither party shall disclose the terms or existence of this Letter of Intent (or the Asset Purchase Agreement, once executed) except to financial advisors and attorneys associated as necessary to consummate the transaction contemplated by this Letter of Intent and to Neenah. The terms of the existing non-disclosure agreement Seller and Buyer have previously executed will remain in full force and effect.

16. Intent to Operate. BDCC is a regional development corporation, and the consideration for entering into this Letter of Intent is to preserve the jobs of current employees of Neenah at the Real Estate. Pursuant to the Purchase Agreement, LFP has agreed to employ substantially all of those employees after it acquires the assets under the Purchase Agreement (other than the Real Estate). In executing this Letter of Intent, LFP reaffirms its intent to operate the facility at the Real Estate and to employ substantially all of those employees as set forth in the Purchase Agreement.

Please signify your agreement with the terms of this Letter of Intent by signing as indicated below and returning the Letter to the undersigned. Thank you again and we look forward to working with you toward a successful closing of this transaction.

BRATTLEBORO DEVELOPMENT CREDIT CORPORATION



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Adam Grinold, duly authorized

Agreed to:

LONG FALLS PAPERBOARD, LLC

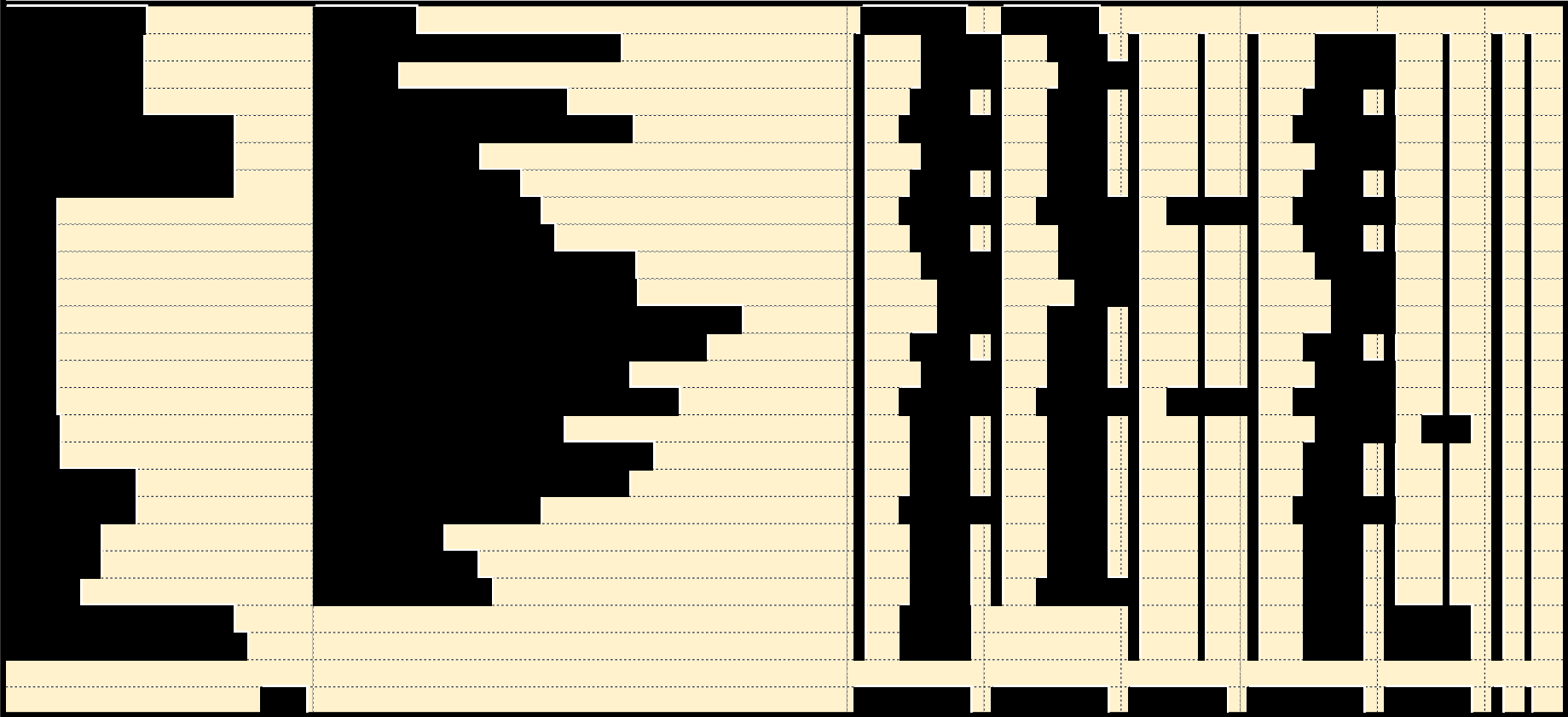


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Benjamin Rankin, duly authorized

Brattleboro Summary

pre-close      2019      2020      2021



-95%    -100%

2-year capital  
expenditure

**VERMONT EMPLOYMENT GROWTH INCENTIVE**  
**Applications Through December 2018**

[illegible]

The image displays a 20x20 grid, likely representing a spatial distribution of a variable. The grid is divided into four quadrants by color: the top-left quadrant is purple, the top-right is orange, the bottom-left is blue, and the bottom-right is green. Each quadrant contains a pattern of black and white cells, suggesting a binary or categorical variable. The patterns are somewhat regular but show local variations, possibly representing different levels or states of the variable across the spatial domain.

## **Threshold Criteria for Cleanup Grants**

### **1. Applicant Eligibility**

Brattleboro Development Credit Corporation (BDCC) is a non-profit organization according to Section 501(c)(6) and eligible to apply according to guidelines section IIIA. The certification letter from the Internal Revenue Service is included in Threshold Attachment 1.

### **2. Previously Awarded Cleanup Grants**

The Site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

### **3. Site Ownership**

BDCC is the sole owner of the property. The property was transferred in its entirety to the BDCC on 12/31/2018. BDCC will maintain sole ownership of the property until all cleanup work is completed and the grant is closed out. A copy of the deed transferring the property to BDCC is included in Threshold Attachment 1.

### **4. Basic Site Information**

a) Name: Long Falls Paperboard, LLC b) Address: 161 Wellington Road, Brattleboro, Vermont 05301 c) Current Site Owner: Brattleboro Development Credit Corporation. d) If not current owner, the planned acquisition date: not applicable. Applicant is the current owner.

### **5. Status and History of Contamination at the Site.**

a) The property is contaminated by hazardous substances with lesser co-mingled petroleum products.

b) The operational history of the property includes finished paper production. The first developed use of the property was construction of the paper mill in 1960-1961. Previously, the property was in agricultural use.

c) Environmental Concerns: the property is contaminated with various hazardous substances including chlorinated solvents, refrigerants, heavy metals, and co-mingled petroleum. Dioxins, furans, and PCBs may also be present.

d) The property became contaminated due to historic practices performed under previous owners. Chlorinated solvents and refrigerants are no longer used at the plant. Pulp bleaching, which may have produced dioxin and furan, is no longer performed.

### **6. Brownfields Site Definition**

The property meets the definition of a Brownfield under CERCLA § 101 (39).

a) The site is not listed or proposed for listing on the National Priorities List (CERCLA §§ 101(39)(B)(ii)). b) The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA (CERCLA §§ 101(39)(B)(iii)). c) The site is not subject to the jurisdiction, custody or control of the United States Government (CERCLA §§ 101(39)(B) (vii)).

### **7. Environmental Assessment Required for Cleanup Proposals.**

A Site Investigation report equivalent to an ASTM E1903-11 Phase II ESA was completed for

Long Falls Paperboard LLC, Brattleboro, Vermont  
Cleanup Grant Application - Hazardous Substances – January 2019

the Site under the direction of the Vermont Department of Environmental Conservation.<sup>32</sup> Subsurface investigations have also been completed on the Site in connection with the adjoining Windham Solid Waste Management landfill.<sup>33</sup>

#### **8. Enforcement or Other Actions.**

BDCC is unaware of any ongoing or anticipated environmental enforcement or other actions related to this property. Inquiries from federal, state and local government entities regarding the responsibility of any party for the contamination or hazardous substances at the property have been limited to those related to the current environmental assessments. The Vermont Department of Environmental Conservation and the US Environmental Protection Agency are aware of all environmental assessments conducted on the property. The Department of Environmental Conservation is aware of and supports this application for Brownfields cleanup funding (See Cover Letter Attachment).

#### **9. Sites Requiring a Property-Specific Determination.**

The guidelines indicate that this property does not require a property-specific determination, as it does not fall into any of the six specific categories requiring a property-specific determination in Appendix 1, Section 1.5 of the guidelines. The Site previously (1990's) received funding from the Vermont Petroleum Cleanup Fund for investigation of a fuel oil release; this situation has received Sites Management Activity Complete (SMAC) status from the Vermont Department of Environmental Conservation and the Site is no longer receiving Petroleum Cleanup Funds.

#### **10. Threshold Criteria Related to CERCLA/Petroleum Liability**

BDCC is applying for hazardous substances funding and is responding to all items under subpart (a).

##### (1) CERCLA §107 Liability

BDCC believes that it qualifies as Bona Fide Prospective Purchaser and meets criteria set forth in CERCLA § 101(40) criteria and CERCLA §107(r) criteria. BDCC attests to the following:

- BDCC acquired the property after January 11, 2002.
- BDCC conducted a Phase I Environmental Site Assessment using ASTM E1527-13 within six months of its acquisition of the property.
- BDCC is not liable in any way for contamination at the property and is not affiliated with any responsible party.
- All disposal of hazardous substances at the property occurred prior to acquisition of the property.
- BDCC will take appropriate care regarding any hazardous substances found at the property. Current operations are not resulting in a release of hazardous substances or petroleum products.
- BDCC has provided all legally required notices and has cooperated fully with authorized response persons during the conduct of all subsequent environmental assessment activities; and,
- BDCC will comply with land use restrictions associated with response actions at this

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<sup>32</sup> Griffin International, Report on the Investigation of Subsurface Petroleum Contamination, Specialty Paperboard, Brattleboro, Vermont, July 1990,

<sup>33</sup> KAS, Inc., Windham Solid Waste Management District, Fall 2017 Groundwater Monitoring Report, December 26, 2017



Long Falls Paperboard LLC, Brattleboro, Vermont  
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property.

(2) Information on Liability and Defenses/Protections

a) Information on the Property Acquisition.

- i) BDCC acquired the property by negotiated purchase from a corporation;
- ii) BDCC acquired the property on 12/31/2018;
- iii) BDCC is the fee simple sole owner of the property (Attachment 1).
- iv) BDCC acquired the property from Neenah Northeast, LLC;
- v) BDCC is unaware of familial, contractual, corporate or financial relationships or affiliations between its governing board or staff and the prior owners or operators or other potentially responsible parties of the property.

b) Pre-Purchase Inquiry.

i) Environmental assessments were conducted prior to BDCC's acquisition of the property, as follows:

- A Phase I Environmental Site Assessment prepared pursuant to ASTM E1527-13 dated December 12, 2018, prepared for BDCC;
- A previous Site Investigation performed on the property in 1990-1994, and Site investigations performed on the property in conjunction with an adjoining property from 1990-2018.

ii) LE Environmental LLC, an environmental consulting firm located in Vermont, prepared the Phase I Environmental Site Assessment. Alan Liptak and Angela Emerson of LE Environmental LLC are both Environmental Professionals per EPA definition and have over 40 years cumulative experience performing environmental site assessments.

iii) The Phase I environmental site assessment was completed on December 12, 2018 per ASTM E 1527-13, less than 180 days ahead of the date the property was acquired by BDCC.

c) Timing and/or Contribution toward Hazardous Substances Disposal. All disposal of hazardous substances at the property occurred before BDCC acquired the property. BDCC has not caused or contributed to the release of hazardous substances at the property, nor has BDCC arranged for the disposal of hazardous substances at the property or transported hazardous substances to the property.

d. Post-Acquisition Uses. The property is leased to LFP and is operating as a paper mill.

e. Continuing Obligations. BDCC has assessed the property and is exercising appropriate care with respect to hazardous substances, as follows:

- i) BDCC is unaware of any continuing releases of hazardous substances and if it becomes aware of a continuing release, will act promptly to stop it.
- ii) BDCC is unaware of the potential for any threatened future release of hazardous substances and if it becomes aware of the potential for a threatened future release, will act promptly to prevent it. The existing hazardous substances and petroleum products on site are inspected regularly to insure there is no threat of a release.
- iii) BDCC has taken steps to prevent or limit exposure to any previously released hazardous substances, including maintaining pavement over the fuel oil release area the parking lot. BDCC confirms its commitment to:

- i) comply with all land use restrictions and institutional controls;

Long Falls Paperboard LLC, Brattleboro, Vermont  
Cleanup Grant Application - Hazardous Substances – January 2019

- ii) assist and cooperate with those performing the cleanup and provide access to the property;
- iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and,
- iv) provide all legally-required notices.

## **11. Cleanup Authority and Oversight Structure**

a. Describe how you will oversee the cleanup at the site. BDCC will administer the grant via its own resources, which have been demonstrated to be effective in implementing other grant-funded work. The property is enrolled in the State of Vermont's BRELLA program (Brownfields Reuse and Environmental Liability Limitation Act). The Town of Brattleboro and the Windham Regional Commission, which have managed several EPA Brownfield assessment grants, will be available to BDCC for consultation and advisement on project management of the clean-up grant. The Vermont Department of Environmental Conservation, Brownfields Response Section, will provide technical oversight.

BDCC will utilize competitive procedures described in 40 CFR Part 30 to execute the work. A request for qualifications and proposal will be issued to Qualified Environmental Professionals to plan, implement and oversee the work prior to beginning cleanup activities. BDCC will issue a request for bids to OSHA-qualified cleanup contractors for the cleanup construction work. These processes will be administered by BDCC with the assistance of the Windham Regional Commission Brownfields program, which has extensive experience with competitive procurement. BDCC staff will administer financial tracking of grant proceeds and project expenses and will conduct ACRES data entry.

b. Need for property access. It is not anticipated that access to adjoining or other properties will be needed to conduct the cleanup and monitoring. The property is accessible from Wellington Road. The property adjoins the Connecticut River and there are no downgradient properties between this property and the river.

## **12. Community Notification**

### **a. Draft Analysis of Brownfield Cleanup Alternatives**

BDCC has developed an analysis of Brownfields cleanup alternatives (ABCA), which briefly summarizes information about the site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered, and the proposed cleanup. The ABCA was developed using the format presented in the "Example ABCA" that was provided with this year's grant guidelines. A copy of the draft ABCA is included in Threshold Attachment 2.

### **b. Community Notification Ad**

BDCC has notified the community of its intent to apply for an EPA Brownfields Cleanup Grant and invited comments. This application was made available at the BDCC starting on January 8, 2019. The notice was posted and also noticed at the Brattleboro Town Hall, at the Windham Regional Commission, at [www.brattleborodevelopment.com](http://www.brattleborodevelopment.com), the Brattleboro Reformer, a print newspaper regionally distributed in Windham County, and the Downtown Brattleboro Alliance, Planagogo, an Internet based community notification service.

### **c. Public Meeting**

The application was presented at a public meeting held in Brattleboro on January 15, 2019. Four individuals were in attendance. A copy of the Public Notice, the comments received, BDCC's

Long Falls Paperboard LLC, Brattleboro, Vermont  
Cleanup Grant Application - Hazardous Substances – January 2019

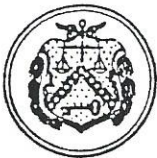
response to comments, its meeting notes and sign in sheet are included in Threshold Attachment 3.

**13. Statutory Cost Share**

The required cost share of \$100,000 will be provided by a combination of paid and in-kind sources as itemized in Narrative Section 3c. A hardship waiver is not being requested.

Long Falls Paperboard LLC, Brattleboro, Vermont  
Cleanup Grant Application - Hazardous Substances – January 2019

## Threshold Criteria Attachment 1: Documentation of Applicant Eligibility



U. S. TREASURY DEPARTMENT  
WASHINGTON 25

OFFICE OF  
COMMISSIONER OF INTERNAL REVENUE

ADDRESS REPLY TO  
COMMISSIONER OF INTERNAL REVENUE  
WASHINGTON 25, D.C.  
AND REFER TO

T:R:PEO:E  
RMM

The Brattleboro Development Credit  
Corporation  
c/o George M. Marrow, Treasurer  
17 Elliot Street  
Brattleboro, Vermont

NOV 26 1956

Gentlemen:

It is the opinion of this office, based upon the evidence presented, that you are exempt from Federal income tax as an organization described in section 501(c)(6) of the Internal Revenue Code of 1954.

Accordingly, you are not required to file income tax returns unless you change the character of your organization, the purposes for which you were organized, or your method of operation. Any such changes should be reported immediately to the District Director of Internal Revenue for your district in order that their effect upon your exempt status may be determined.

You are required, however, to file an information return, Form 990, annually, with the District Director of Internal Revenue for your district so long as this exemption remains in effect. This form may be obtained from your District Director and is required to be filed on or before the fifteenth day of the fifth month following the close of your annual accounting period.

The District Director of Internal Revenue, Burlington, Vermont, is being advised of this action.

Very truly yours,

Chief, Pensions and  
Exempt Organizations Branch

## **LIMITED WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS that NEENAH NORTHEAST, LLC, a Delaware limited liability company with a place of business in Brattleboro in the County of Windham and State of Vermont, Grantor, in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration paid to its full satisfaction by BRATTLEBORO DEVELOPMENT CREDIT CORPORATION, a Vermont non-profit corporation with a place of business in Brattleboro in the County of Windham and State of Vermont, Grantee, by these presents do freely give, grant, sell, convey and confirm unto the said Grantee, Brattleboro Development Credit Corporation, its successors and assigns, forever a certain piece of land in Brattleboro in the County of Washington and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Fibermark Office Products, LLC by Warranty Deed of Fibermark, Inc. formerly known as Specialty Paperboard, Inc., dated December 31, 1997 and recorded in Book 265, Page 341 of Brattleboro Land Records and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Fibermark Office Products, LLC merged into Fibermark North America, Inc., a Delaware corporation, on December 18, 2002. A Certificate of Merger issued by the Delaware Secretary of State is recorded in Book 321, Page 738 of Brattleboro Land Records.

Fibermark North America, Inc. filed a Certificate of Conversion with the Delaware Secretary of State to convert into FiberMark North America, LLC on December 18, 2015, and FiberMark North America, LLC filed a Certificate of Amendment to change its name to Neenah Northeast, LLC on September 1, 2016. Certified copies of the aforesaid Certificate of Conversion and Certificate of Amendment are to be recorded simultaneously herewith in Brattleboro Land Records.

The land and premises conveyed herein are conveyed subject to those items listed on Schedule B attached hereto and made a part hereof.

Reference is hereby made to the aforementioned deed and its records and to the deeds referred to therein and their records in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Brattleboro Development Credit Corporation, its successors and assigns, to their own use and behoof forever; and the said Grantor, Neenah Northeast, LLC, for itself and its successors and assigns, does covenant with the said Grantee, Brattleboro Development Credit Corporation, its successors and assigns, that until the ensealing of these presents, it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are free from every encumbrance, except as aforesaid; and it

hereby engages to WARRANT AND DEFEND the same against all lawful claims of every person claiming by, through or under the Grantor, but no others.

Neenah Northeast, LLC hereunto set its hand and seal by its duly authorized officer, as of the 21 day of December, 2018.

NEENAH NORTHEAST, LLC

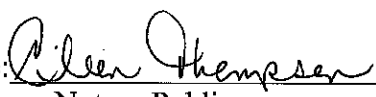
By: 

Name: Noah S. Benz

Title: Senior Vice-President, General Counsel and Secretary

STATE OF Georgia  
County of Forsyth, ss.

At 2:09, this 21 day of December, 2018, Noah S. Benz, Senior Vice-President, General Counsel and Secretary of Neenah Northeast, LLC, personally appeared and he acknowledged this instrument, by him subscribed, to be his free act and deed, and the free act and deed of Neenah Northeast, LLC.

Before Me: 

Notary Public

(Seal)

My Commission Expires: 10/26/21

## SCHEDULE A

Being all and the same land and premises conveyed to Fibermark Office Products, LLC by Warranty Deed of Fibermark, Inc. formerly known as Specialty Paperboard, Inc. dated December 31, 1997 and recorded in Book 265, Page 341 of Brattleboro Land Records and more particularly described therein as follows:

"A parcel of land with all improvements thereon, more fully described on Exhibit A hereto, and which is identified as Parcel I on a survey entitled 'ALTA/ACSM Land Title Survey, Boise Cascade Corporation Facility, Brattleboro, Vermont, Prepared for McCown, DeLeeuw & Co.' by C.T. Male Associates, P.C. dated May 15, 1989 and recorded in Slide #313 of the Brattleboro Land Records, and subject to all encumbrances, easements and rights of way of record.

Exhibit A

### Parcel I

Beginning at a point on the southeasterly line of the former Vermont Valley Railroad Company right-of-way (now Boston and Maine Corporation), which point is thirty-three (33) feet from the center line of said right-of-way and is on a line drawn perpendicular to said center line and through the railroad milepost within said right-of-way which is marked "WR3 60" and "S63";

Thence North 57 degrees 21 minutes 15 seconds East 1957.39 feet along the southeasterly line of said railroad right-of-way to a point;

Thence continuing along the southeasterly line of said right-of-way on a curve to the left having a radius of 1733.00 feet, an arc distance of 380.32 feet to a new steel pin, said pin being North 51 degrees 04 minutes 02 seconds East 379.56 feet from the last mentioned point;

Thence South 80 degrees 48 minutes 58 seconds East 153.87 feet along land now or formerly of Robert C. and Ruth B. Allard to an iron pipe, said line being marked by the remains of a wire fence;

Thence South 63 degrees 36 minutes 33 seconds East 77.10 feet along land now or formerly of said Allards to an iron pipe, said line being marked by the remains of a wire fence;

Thence South 35 degrees 40 minutes 00 seconds West 459.55 feet along land now or formerly of said Allards to a new steel pin;

Thence South 35 degrees 16 minutes 32 seconds East, through an oak stump, approximately 40 feet to the low-water mark on the west side of the Connecticut River, it being the state line between Vermont and New Hampshire;

Thence generally southwesterly along said state line approximately 3,422 feet to land now or formerly of Central Vermont Public Service Corporation;



Thence North 14 degrees 02 minutes 27 seconds East approximately 88 feet to a concrete bound;

Thence Continuing North 14 degrees 02 minutes 27 seconds East 55.79 feet to a broken concrete bound;

Thence North 56 degrees 07 minutes 40 seconds East 111.54 feet to an iron pipe;

Thence North 81 degrees 23 minutes 18 seconds West 353.76 feet to a concrete bound at the southerly side of Brudies Road Extension, the last four courses being along land now or formerly of said Central Vermont Public Service Corporation;

Thence continuing North 81 degrees 23 minutes 18 seconds West 75.49 feet along the end of said Brudies Road Extension to a new granite bound on the southeasterly line of said aforementioned railroad right-of-way;

Thence North 57 degrees 21 minutes 15 seconds East 1317.35 feet along said railroad right-of-way to the point of beginning, containing 39.52 acres more or less.

Said Parcel I being all and the same lands and premises conveyed by Warranty Deed of the Brattleboro Development Credit Corporation to Case Brothers, Inc. dated August 8, 1960 and recorded in Book 105, Page 2 of the Brattleboro Land Records. Reference is made to a Corrective Deed (Book 105, Page 273) and an Agreement and Plan of Merger between Boise Cascade Corporation and Case Brothers, Inc. (Book 121, Page 646)."

Together with the benefit of that certain Easement Agreement between Central Vermont Public Service Corporation and Fibermark, Inc. granting Fibermark, Inc. the perpetual right and easement for the sole purpose of locating, installing, constructing, inspecting, operating and maintaining a sewer main and all its necessary appurtenances under the surface of the lands owned by Central Vermont Public Service Corporation dated November 13, 2001 and recorded November 14, 2001 in Book 292, Page 382 of the Brattleboro Land Records.

Reference is hereby made to the aforementioned deed and its records and to the deeds referred to therein and their records for a more particular description of the land and premises conveyed herein.

## SCHEDULE B

1. Real estate taxes not yet due and payable.
2. Matters as shown on the survey entitled "ALTA/ACSM Land Title Survey of lands of Fibermark North America, Inc. Located at 161 Wellington Road, Town of Brattleboro, Windham County, State of Vermont" drawn by SVE Associates, Project No. B4546A, dated January 17, 2008.
3. Subject to matters depicted and notes described on a certain survey entitled, "ALTA/ACSM Land Title Survey, Boise Cascade Corp. Facility, Brattleboro, Vermont" prepared by C.T. Male Associates, P.C., dated May 15, 1989 and recorded August 18, 1989 at Slide #313 of the Brattleboro Land Records.
4. Subject to matters depicted and notes described on a certain survey entitled, "Survey Plan of Property of The Brattleboro Development Credit Corporation, Trustee, Brattleboro, Vermont" prepared by William E. Shumway, dated December 1958 and recorded February 17, 1959 at Slide #235.2 of the Brattleboro Land Records.
5. Subject to the terms and conditions of the following State of Vermont permits:
  - a) Land Use Permit #2W0368 dated October 28, 1977;
  - b) Land Use Permit, Administrative Amendment #2W0368-1 dated March 18, 1991 and recorded March 19, 1991 in Book 220, Page 486 of the Brattleboro Land Records;
  - c) Land Use Permit #2W0368-2 dated June 17, 1994 and recorded June 23, 1994 in Book 243, Page 435 of the Brattleboro Land Records;
  - d) Land Use Permit #2W0368-3 dated August 22, 1996 and recorded August 23, 1996 in Book 255, Page 767 of the Brattleboro Land Records;
  - e) Land Use Permit #2W0368-4 dated April 1, 1997 and recorded April 3, 1997 in Book 258, Page 837 of the Brattleboro Land Records;
  - f) Land Use Permit #2W0368-5 dated October 13, 1998 and recorded October 14, 1998 in Book 269, Page 709 of the Brattleboro Land Records;
  - g) Land Use Permit #2W0368-6 dated August 11, 1999 and recorded August 12, 1999 in Book 275, Page 949 of the Brattleboro Land Records;
  - h) Land Use Permit #2W0368-7 dated June 13, 2013 and recorded June 21, 2013 in Book 412, Page 955 of the Brattleboro Land Records with Corrective Page 4 recorded August 7, 2013 in Book 414, Page 419 of the Brattleboro Land Records;
  - i) Land Use Permit #WW-2-0059 relocating septic tank on previously approved building dated August 30, 1988;

j) Water Supply/Wastewater Disposal Permit #WW-2-0059-1 for replacement of a failed sewage disposal system and increase in employees for manufacturing plant dated May 4, 1994;

k) Water Supply/Wastewater Disposal Permit #WW-2-0059-3 for placement of a process wastewater filtration building dated August 1, 1996;

l) Water Supply/Wastewater Disposal Permit #WW-2-0059-4 for construction of a 10,000 sq. ft. second story office space dated February 21, 1997;

m) Water Supply/Wastewater Disposal Permit #WW-2-0059-1R1 for connection of an existing industrial plant to municipal sewer dated November 29, 2001;

n) Water Supply/Wastewater Disposal Permit #WW-2-0059-4R1 for addition for chemical storage (actual permit not found); and

o) Public Building Permits PB-2-0386, PB-2-0435, PB-2-0435-1 and PB-2-0435-2.

6. Subject to the perpetual easement and right to lay, construct, operate, inspect, maintain, repair, replace and otherwise operate or remove a storm drainage system as conveyed by Quitclaim Deed of Boise Cascade Corporation to the Industrial Association of Brattleboro, Vermont, Ltd. dated July 6, 1982 and recorded September 29, 1982 in Book 170, Page 392 of the Brattleboro Land Records and as supplemented by Quitclaim Deed of the Boise Cascade Corporation to the Industrial Association of Brattleboro, Vermont, Ltd. dated October 27, 1982 and recorded May 26, 1983 in Book 173, Page 108 of the Brattleboro Land Records. Applicable Land Use Permit #2W0536 for construction of drainage pipe dated February 9, 1982 and recorded February 10, 1982 in Book 168, Page 392 of the Brattleboro Land Records.

7. Subject to Agreement between New England Power Company and Boise Cascade Corporation dated November 1, 1980 and recorded December 2, 1980 in Book 165, Page 29 of the Brattleboro Land Records.

8. Subject to perpetual utility line easement granted by the Brattleboro Development Credit Corp. to Central Vermont Public Service Corp. dated May 12, 1960 and recorded May 20, 1960 in Book 103, Page 514 of the Brattleboro Land Records. Plan dated March 29, 1960 and recorded May 20, 1960 is at Slide #255.1E (formerly Book 1F, Page 453) of the Brattleboro Land Records.

9. Subject to utility line easement granted by Martha E. Peltier, Ralph M. Peltier and Pauline R. Peltier to the American Optical Company dated June 1, 1942 and recorded June 5, 1942 in Book 78, Page 342 of the Brattleboro Land Records.

10. Subject to perpetual utility line easement granted by Christie B. Crowell to the Connecticut River Power Company of New Hampshire dated November 18, 1930 and recorded April 9, 1931 in Book 69, Page 501 of the Brattleboro Land Records.

11. Subject to perpetual right and easement to flow and damage the premises as to the extent described in the deed from Joseph T. Hildreth to the Connecticut River Power Company of New Hampshire dated September 19, 1921 and recorded September 29, 1921 in Book 60, Page 534 of the Brattleboro Land Records.

12. Subject to perpetual utility line easement granted by Joseph T. Hildreth to Connecticut River Power Company of New Hampshire dated June 23, 1914 and recorded July 1, 1914 in Book 55, Page 410 of the Brattleboro Land Records.

12. Subject to condition and reservation regarding damages resulting from the operation of the railroad as set forth in the Warranty Deed of William B Viall (as special agent of the Boston and Maine Railroad Company) to Joseph T. Hildreth dated June 4, 1901 and recorded June 11, 1901 in Book 43, Page 71 of the Brattleboro Land Records.

14. Subject to the following Notices for Underground Storage Tanks:

a) Notification for two tanks recorded June 19, 1990 in Book 216, Page 848 of the Brattleboro Land Records; and

b) Notification recorded May 28, 1986 in Book 189, Page 384 of the Brattleboro Land Records with notice of partial removal recorded August 4, 1988 in Book 207, Page 229 of the Brattleboro Land Records.

15. Subject to the terms and conditions of the following Town of Brattleboro Zoning Permits:

a) Permit #2017-72 issued May 17, 2017 to replace signs with single sided panel monument sign; single sided non-illuminated wall sign; and internally illuminated channel letter signage on front of building;

b) Permit #2012-183 issued October 24, 2012 to install concrete pad to support natural gas decentering equipment;

c) Permit #2001-006 issued January 23, 2001 to install two pole mounted lights;

d) Permit #1998-225 issued November 23, 1998 to construct single-story addition to existing industrial facility for use as a chemical storage facility;

e) Permit #080026.000-1996-196 issued November 13, 1996 to add second-story to existing main office part of the building;

f) Permit #80026.000-1996-136 issued July 30, 1996 to construct accessory building;

g) Permit #080026.000-31589 issued September 25, 1989 to install two new underground storage tanks;

h) Permit #062188A dated June 29, 1988 to work on site and foundation for addition to warehouse for paper mill storage; and

i) Permit #062188B dated October 28, 1988 to erect addition to warehouse for paper mill storage as a single commercial unit.

16. Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of adjacent streets, roads, and ways.

Long Falls Paperboard LLC, Brattleboro, Vermont  
Cleanup Grant Application - Hazardous Substances – January 2019

## Threshold Criteria Attachment 2

### Draft ABCA

**Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation  
Long Falls Paperboard, 161 Wellington Road, Brattleboro, Vermont 05301  
Vermont DEC Site Number 2010-4028  
Prepared by Brattleboro Development Credit Corporation**

**I. Introduction & Background**

**a. Site Location (*address*)**

The site is located at 161 Wellington Road in Brattleboro, Vermont, 05301 (herein referred to as “the Site”).

**a. Forecasted Climate Conditions**

According to the US Global Change Research Program (USGCRP), heat waves, coastal flooding, and river flooding will pose a growing challenge to the region’s environmental, social, and economic systems. This will increase the vulnerability of the region’s residents, especially its most disadvantaged populations. Infrastructure will be increasingly compromised by climate-related hazards, including sea level rise, coastal flooding, and intense precipitation events. Some of these factors, most specifically intense precipitation events leading to increased river flooding and stormwater runoff, are most applicable to the cleanup of the Site.

According to FEMA, a small portion of the Site is within the Connecticut River 100-year flood plain. This means that portion of the property has a 1% annual chance of flooding. Although the majority of Site development and operations are outside the flood plain, forecasted greater storm frequency and intensity in a changing climate may result in more frequent and more powerful flooding of the Connecticut River, which may result in expansion of the flood zone and a greater increased risk of flooding of the Site.

**b. Previous Site Use(s) and any previous cleanup/remediation**

The Long Falls Paper Site consists of a 220,000 square foot paper manufacturing plant on a 40-acre riverfront parcel. No previous environmental cleanup / remediation work has taken place. The Site is an inactive Vermont hazardous Site due to a fuel oil release discovered in 1990. The release was investigated, no cleanup was performed, and the Vermont Department of Environmental Conservation (DEC) conferred Sites Management Activity Complete (SMAC) status.

**c. Site Assessment Findings (*briefly summarize the environmental investigations that have occurred at the site, including what the Phase I and Phase II assessment reports revealed in terms of contamination present, if applicable*)**

1. The Phase I ESA was completed on December 12, 2018. It included 12 Recognized Environmental Conditions (RECs), summarized as follows.
  - a. Documented #6 fuel oil release (historical REC and REC) due to leaking USTs.
  - b. Potential petroleum contamination due to diesel and gasoline underground storage tanks removed in 1988.

- c. Use of the property for paper manufacturing for 58 years, which may have resulted in soil, groundwater and/or soil vapor contamination. Potential contaminants of concern include volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), metals, dioxin, and polyfluorinated compounds (PFCs).
  - d. Potential chemical and petroleum discharge to basement floor sumps and underground piping of unknown integrity possibly resulting in releases via piping breaches.
  - e. Visible and potential releases from equipment in the storage yard.
  - f. Potential for subsurface contamination due to an abandoned drum.
  - g. Filled area at the north end of the property with undocumented fill materials.
  - h. Windham Solid Waste Management District (WSWMD) landfill documented and potential influence on the property's groundwater quality (Controlled REC).
  - i. Potential soil and groundwater contamination from the active septic system north of the mill.
  - j. Potential soil and groundwater contamination from the unused septic system east of the mill.
  - k. Potential contamination in connection with the active rail line adjoining the west side of the facility.
  - l. Potential releases of hazardous substances and/or petroleum products from the historical printing press adjoining the property to the west.
2. A Site Investigation was previously performed on a portion of the Site near the paper plant (prior to the Phase I ESA), which consisted of installation of 17 groundwater monitoring wells and soil borings. The Site investigation findings included:
- a. Four soil borings were advanced at and near the location of the removed fuel oil USTs. Heavy petroleum contamination was detected from 8-47' below grade.
  - b. Groundwater monitoring wells were installed, and groundwater was found approximately 70' below grade.
  - c. Groundwater contamination was found including petroleum-related VOCs, total petroleum hydrocarbons, and chlorinated VOCs (cVOCs).
  - d. The petroleum-related VOCs included benzene, ethylbenzene, toluene, xylenes, and Methyl-t-butyl ether (MTBE), a gasoline additive. The reported benzene concentration exceeded the drinking water standard in effect at the time.
  - e. The cVOCs included tetrachloroethene (PCE), trichloroethene (TCE), 1,1,1-trichloroethane, trichlorofluoromethane, vinyl chloride, 1,1-dichloroethane, 1,2-dichloroethane, and trans-1,2-dichloroethene. The reported PCE and TCE and vinyl chloride concentrations exceeded the drinking water MCLs in effect at the time.
  - f. Groundwater was estimated to be flowing northwesterly, away from the Connecticut River, and toward the river at other times, depending on river stage.



- g. Follow up monitoring indicated that free product (floating oil) was detected in three wells in the vicinity of the removed USTs. It was described as extremely viscous to nearly solidified.
  - h. MTBE was the only petroleum VOC detected in the groundwater samples, in one well (MW-11) at a concentration below the health advisory standard in effect at the time.
  - i. Chlorinated VOCs were detected in groundwater. This contamination was attributed to past storage and handling of chlorinated solvents in the maintenance shop vicinity. The detected cVOCs included PCE, 1,1,1-trichloroethane, and trichlorofluoromethane, concentrations of which were reportedly less than health advisory and drinking water standards in effect at the time. All of the reported concentrations were below current Vermont Groundwater Enforcement Standards.
3. A separate Site investigation was performed on the northern part of the Site, in conjunction with the WSWMD landfill on the adjoining property to the west. Five monitoring wells were installed and sampled. Chlorinated solvents and metals were detected in the groundwater below the northern end of the property at concentrations above state groundwater standards. However, this portion of the property has had its groundwater re-classified to non-potable status so no cleanup is needed.

#### **d. Project Goal (*site reuse plan*)**

BDCC's redevelopment strategy is to continue to operate the facility (with Long Falls Paperboard, LLC) and expand as economic conditions permit. Once cleanup is complete, BDCC will turn the land over to Long Falls Paperboard, LLC to complete its economic development mission.

## **II. Applicable Regulations and Cleanup Standards**

### **a. Cleanup Oversight Responsibility (*identify the entity, if any, that will oversee the cleanup, e.g., the state, Licensed Site Professional, other required certified professional*)**

Brattleboro Development Credit Corporation (grantee) will follow federal procurement requirements to retain a qualified environmental professional to coordinate, oversee and certify the cleanup. The qualified environmental professional procurement will be advertised using open competitive procedures. The DEC will also oversee the cleanup and will issue the Certificate of Completion under Vermont's Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) program.

### **b. Cleanup Standards for major contaminants (*briefly summarize the standard for cleanup e.g., state standards for residential or industrial reuse*)**

The cleanup will be performed to standards published by the DEC in its Investigation and Remediation of Contaminated Properties Rule (I-Rule) and the USEPA. The following table summarizes the major contaminants on the Site, the media they are present in, the

applicable cleanup standards, and the planned means to achieve the cleanup.

| Major Contaminant   | Media | Applicable Cleanup Standard          | Remedial Technique   |
|---|-------|--------------------------------------|--|
| Metals, Volatile Organic Compounds, co-mingled petroleum (on-Site presence confirmed via previous investigations) | Soil  | Vermont I-Rule Soil Screening Levels | Shallow soil replacement (soil removal and disposal and clean soil cap installation) |
| Semivolatile Organic Compounds, PCBs, PFCs (on-Site presence likely but not confirmed, assessments are ongoing)   |       |                                      |  |

**c. Laws & Regulations Applicable to the Cleanup (*briefly summarize any federal, state, and local laws and regulations that apply to the cleanup*)**

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, Federal EPA TSCA, State of Vermont I-Rule and Groundwater Protection Rule. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits (*e.g.*, Dig-safe, hazardous waste manifests, and non hazardous waste transport/disposal bills of lading) will be obtained.

**III. Evaluation of Cleanup Alternatives**

**a. Cleanup Alternatives Considered (*minimum two different alternatives plus No Action*)**

The subsurface media to be addressed at the Site is shallow soil (0-18" deep). Groundwater is not targeted for cleanup. Groundwater is 70' deep and is not used. Part of the groundwater beneath the property has been re-classified to non-potable status, and legal restrictions on its use exist, therefore, no cleanup is needed. Options for soil cleanup were evaluated and the results are as follows.

**b. Evaluation of Cleanup Alternatives (*brief discussion of the effectiveness, implementability and a preliminary cost estimate for each alternative*)**

The proposed remedy for detected contamination on the Site must primarily isolate contaminated soils from direct human exposure. A second objective of the corrective action is to isolate residual contaminated soils from possible physical transport and dispersion. A third objective is to provide adequate protection to workers and

neighboring residents during construction. A fourth objective will be to minimize the corrective action's impact on climate change considerations.

### **Option A: Partial Contaminated Soil Removal**

Option A specifies that the top 18" of soil be removed from a 1.2-acre area around the plant. The rest of the soils from 18" depth downward would remain on-Site. Other areas of land around the plant are paved and the pavement will prevent exposure to shallow soils. Therefore, those soils would not be disturbed. Excavated soils would be loaded and transported to a certified disposal facility. Stabilization of the excavation would not likely be necessary due to the shallow excavation depth. A total estimated soil volume of 3,000 cubic yards or approximately 4,500 tons of contaminated soils would be removed. The BRELLA Certificate of Completion (COC) will note the presence of contaminated soil below 18" and will be filed with the Town of Brattleboro town clerk. The COC will note the need to coordinate future excavation activities with the DEC.

**Cost Estimate:** The budgetary cost estimate for Option A is \$600,000.

**Advantages:** The advantages of Option A include:

- It is feasible and can be implemented using local technologies.
- Human health and environmental concerns will be addressed by this option.
- Exposure to surface toxins will be eliminated.
- This option preserves green space on Site and does not result in greater stormwater generation than at present.
- This option is less expensive than Option B.

**Disadvantages:** The disadvantages of this approach include:

- There is a relatively high amount of soil being moved to and from the Site, resulting in greenhouse gas emissions and wear and tear on area roads.
- Some contamination will remain on Site when the cleanup is done; however, it will not be accessible to humans and will not be at risk due to environmental exposure.

### **Option B: Paving**

Option B specifies that the 1.2-acre area around that plant that is not already paved would be paved to prevent exposure to contaminated soils. Other areas of land around the plant are already paved and the pavement will prevent exposure to shallow soils. A 12" pavement section is specified due to heavy truck traffic around the plant. This will require removal and off-Site disposal of 12" of shallow soil, to preserve the existing Site grading and drainage design. Excavated soils would be loaded and transported to a certified disposal facility. Stabilization of the excavation would not likely be necessary due to the shallow excavation depth. A 6" layer of parking lot gravel would be imported and installed, and a 6" pavement section would be placed over it (3" base course and 3" finish course). A total estimated soil volume of 1,925 cubic yards or approximately

2,900 tons of contaminated soils would be removed. 52,000 square feet of commercial grade pavement would be installed. The BRELLA COC will note the presence of contaminated soil below 12” and will be filed with the Town of Brattleboro town clerk. The COC will note the need to coordinate future excavation activities with the DEC.

**Cost Estimate:** The budgetary cost estimate for Option B is \$908,000.

**Advantages:** The advantages of paving include:

- It is feasible and can be implemented using local technologies.
- Human health concerns will be addressed by this option.

**Disadvantages:** The disadvantages of this approach include:

- It is more expensive than Option A.
- Increasing the paved area around the plant will increase the amount of stormwater generated during storms, and will reduce the available area for that water to infiltrate. This is a concern due to the proximity of the Connecticut River.
- Some contamination will remain on Site when the cleanup is done; however, it will not be accessible to humans and will not be at risk due to environmental exposure.
- Pavement is a petroleum-based product and its production and use could have an impact on greenhouse gas emissions. While less soil would be moved off and onto the Site with this option, this advantage could be negated by the use of a petroleum-based cap.

### **Option C: No Action Alternative**

This option specifies that exposed soils at the Site would remain as is without addressing the documented contamination. The paper plant would remain as is. Fencing would be placed around the 1.2-acre area of shallow contaminated soil to restrict access. Although unsightly, the functionality of the Site would be preserved.

**Cost Estimate:** The budgetary cost estimate for Option C is \$51,000.

**Advantages:** The advantages of this option are the relatively low cost of implementation and since no soil is leaving the Site, the carbon footprint / impact on climate change considerations is lower than options A and B. Human exposure to surface toxins would be restricted.

**Disadvantages:** This option is not protective of public health and does not address potential migration of surface contamination.

### **c. Recommended Cleanup Alternative**

Partial soil removal and replacement with clean soil (Option A) is recommended because

of its relatively low cost compared with paving, its preservation of greenspace, and because it is protective of human health and the environment. Paving the Site does not present a compelling advantage in light of its significantly higher cost, its negative effect on stormwater infiltration, and a potentially greater carbon footprint. The no-action alternative does not address environmental exposure of surface toxins.

### **Green and Sustainable Remediation Measures for Selected Alternative**

To make the selected alternative green and sustainable, several techniques are planned. The most recent Best Management Practices (BMPs) issued under ASTM Standard E-2893: Standard Guide for Greener Cleanups will be used as a reference in this effort. The owner will actively seek using local contractors for the cleanup and will require the cleanup contractor to follow an idle-reduction policy and use heavy equipment with advanced emissions controls operated on ultra-low sulfur diesel. The number of mobilizations to the Site will be minimized and erosion control measures will be used to minimize runoff into environmentally sensitive areas. In addition, the owner plans to ask bidding cleanup contractors to propose additional green and sustainable remediation techniques in their response to the Request for Proposals for the cleanup contract.

Long Falls Paperboard LLC, Brattleboro, Vermont  
Cleanup Grant Application - Hazardous Substances – January 2019

## Threshold Criteria Attachment 3: Community Notification Documentation



Classifieds

To place your ad,  
call 1-800-234-7404

Public Notices

**FY19 EPA BROWNFIELDS CLEANUP APPLICATION PUBLIC INFORMATIONAL MEETING**  
January 15, 2019  
5:30 p.m.  
**Brattleboro Development Credit Corporation**  
76 Cotton Mill Hill  
Brattleboro, Vermont 05301

Brattleboro Development Credit Corporation (BDCC) will hold a public informational meeting on the date and time above regarding its draft FY'19 EPA Brownfields Cleanup Grant Application for funding to remediate the Long Falls Paperboard, LLC paper facility located at 161 Wellington Road, Brattleboro, Vermont.

All are welcome to attend the meeting. Copies of the draft grant application for the Long Falls Paperboard, LLC paper facility located at 161 Wellington Road will be available for review beginning January 8, 2019. Please visit BDCC at 76 Cotton Mill Hill, Brattleboro, Vermont 05301 during normal business hours or call Bobbi Kilburn at 802-257-7731 Ext. 220 to request a copy or to submit comments. A copy of the draft grant application will also be available at [www.brattleborodevelopment.com](http://www.brattleborodevelopment.com)

76 Cotton Mill Hill, Brattleboro, Vermont is wheelchair accessible. To request an ASL interpreter, please call or email Bobbi Kilburn at 802-257-7731 Ext. 220, [bkilburn@brattleborodevelopment.com](mailto:bkilburn@brattleborodevelopment.com) by January 9, 2019. 01/07/19

**STATE OF VERMONT  
VERMONT SUPERIOR COURT  
WINDHAM UNIT  
CIVIL DIVISION  
DOCKET NO: 154-4-15 WMCV**

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST

v.

BARRY B. HILTON, DOROTHY S. HILTON AND CHRISTOPHER D. HILTON  
OCCUPANTS OF:  
468 Route 30, Newfane VT

Public Notices

**MORTGAGEE'S NOTICE OF FORECLOSURE SALE OF REAL PROPERTY UNDER 12 V.S.A. sec 4952 et seq.**

In accordance with the Judgment Order and Decree of Foreclosure entered May 16, 2018 in the above captioned action brought to foreclose that certain mortgage given by Barry B. Hilton, Dorothy S. Hilton and Christopher D. Hilton to Household Finance Corporation II, dated April 23, 2004 and recorded in Book 103 Page 343 of the land records of the Town of Newfane, of which mortgage the Plaintiff is the present holder, by virtue of an Assignment of Mortgage to LSF8 Master Participation Trust dated August 6, 2017 and recorded in Book 133 Page 655 of the land records of the Town of Newfane, and by virtue of an Assignment of Mortgage to U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust dated January 12, 2016 and recorded in Book 136 Page 480 of the land records of the Town of Newfane for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at **468 Route 30, Newfane, Vermont on January 17, 2019 at 12:15 PM** all and singular the premises described in said mortgage,

To wit:

**BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO BARRY B. HILTON, DOROTHY S. HILTON AND CHRISTOPHER D. HILTON, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED OF GEORGE E. CLARK AND MARTHA A. CLARK, HUSBAND AND WIFE DATED MAY 24, 1991 AND RECORDED MAY 26, 1991 IN BOOK 68 PAGE 170 OF THE LANG RECORDS OF THE TOWN OF NEWFANE, VERMONT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO GEORGE E. CLARK AND MARTHA A. CLARK, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, BY**

Public Notices

**WARRANTY DEED OF RUTH G. BUTTERY AND J. CHESTER BUTTERY, HUSBAND AND WIFE, DATED 30 NOVEMBER 1970 AND RECORDED 1 DECEMBER 1970, APPEARING IN NEWFANE LAND RECORDS IN BOOK 41 PAGE 272, AND THEREIN DESCRIBED AS FOLLOWS:**

**BEING ALL AND THE SAME LAND AND PREMISES AS CONVEYED TO THE SAID RUTH G. BUTTERY BY ADMINISTRATOR'S DEED OF F R A Y E B R O W N , ADMINISTRATRIX OF THE ESTATE OF LEONARD B. BROWN, DATED NOVEMBER 30, 1963 AND RECORDED IN BOOK 38 PAGE 228 OF NEWFANE LANG RECORDS, AND IN SAID DEED DESCRIBED AS FOLLOWS:**

**BOUNDED NORTHERLY BY LANDS OF ONE HOARD AND ONE WHITNEY; WESTERLY BY ROUTE 30; EASTERLY BY THE SO-CALLED OLD ROAD; SOUTHERLY BY THE JUNCTION OF ROUTE 30 AND THE SO-CALLED OLD ROAD; TOGETHER WITH HOUSE THEREON.**

Reference is hereby made to the above instruments and to the records and references contained therein in further aid of this description.

Terms of sale: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid by a certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid by a certified check, bank treasurer's or cashier's check within sixty (60) days after the date of sale.

The mortgagor is entitled to redeem the premises at any time prior to the sale by paying the full amount due under the mortgage, including the costs and expenses of the sale. Other terms to be announced at the sale.

DATED: December 17, 2018  
By: /s/ Loraine L. Hite

Loraine L. Hite, Esq.  
Bendett and McHugh, PC  
270 Farmington Ave., Ste. 151  
Farmington, CT 06032  
12/24/18, 12/31/18, 01/07/19

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4WD, A/T, blue, serviced and inspected. **\$3,995**

**2010 NISSAN SENTRA SL, FWD,**  
A/T, grey, 91k miles, warranty. **\$5,995**

**2006 MERCEDES BENZ E350**  
4matic, AWD, A/T, blue, heated leather, navigation, moonroof, serviced and inspected, only 75k miles, warranty. **\$8,495**

**2007 GMC SIERRA 1500,** 4WD, ext'd cab, new tires, 143k miles, inspected, warranty. **\$8,995**

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PINE HEIGHTS AT BRATTLEBORO

For a personal and confidential interview,  
**Contact:**  
David Beauregard,  
RN, DNS  
  
Center for Nursing and Rehabilitation (CMS 5 star rating \*\*\*\*\*)  
187 Oak Grove Avenue  
Brattleboro, Vermont 05301  
[DBeauregard@Nathealthcare.com](mailto:DBeauregard@Nathealthcare.com)  
(802) 257-0307

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FY19 EPA BROWNFIELDS CLEANUP APPLICATION

PUBLIC INFORMATIONAL MEETING

January 15, 2019

5:30 p.m.

Brattleboro Development Credit Corporation

76 Cotton Mill Hill

Brattleboro, Vermont 05301

Brattleboro Development Credit Corporation (BDCC) will hold a public informational meeting on the date and time above regarding its draft FY'19 EPA Brownfields Cleanup Grant Application for funding to remediate the Long Falls Paperboard, LLC paper facility located at 161 Wellington Road, Brattleboro, Vermont.

All are welcome to attend the meeting. Copies of the draft grant application for the Long Falls Paperboard, LLC paper facility located at 161 Wellington Road will be available for review beginning January 8, 2019. Please visit BDCC at 76 Cotton Mill Hill, Brattleboro, Vermont 05301 during normal business hours or call Bobbi Kilburn at 802-257-7731 Ext. 220 to request a copy or to submit comments. A copy of the draft grant application will also be available at [www.brattleborodevelopment.com](http://www.brattleborodevelopment.com).

76 Cotton Mill Hill, Brattleboro, Vermont is wheelchair accessible. To request an ASL interpreter, please call or email Bobbi Kilburn at 802-257-7731 Ext. 220, [bkilburn@brattleborodevelopment.com](mailto:bkilburn@brattleborodevelopment.com) by January 9, 2019.

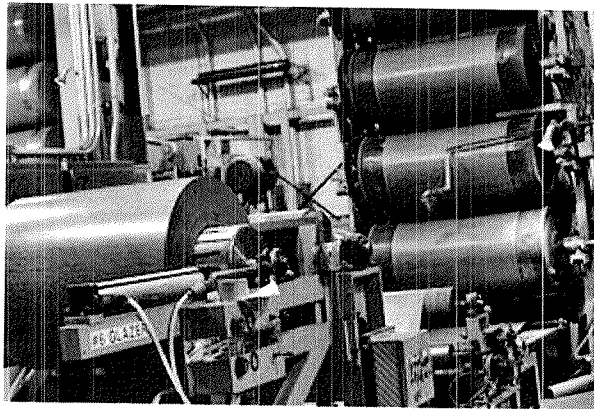




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## Long Falls Paperboard EPA

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BRATTLEBORO, VT – Long Falls Paperboard (LFP) and Brattleboro Development Credit Corporation (BDCC) announce the sale of the Brattleboro, VT paperboard plant, formerly owned and operated by Neenah Paper, Inc. (Neenah Paper). On December 31, 2018 LFP completed a complex financial transaction to acquire the business. This project has had support from numerous local, regional, and statewide partners ... [Read More](#)

### Public Meeting Official Notice:

FY19 EPA BROWNFIELDS CLEANUP APPLICATION PUBLIC  
INFORMATIONAL MEETING

January 15, 2019, 5:30 p.m. Brattleboro Development Credit  
Corporation

76 Cotton Mill Hill

Brattleboro, Vermont 05301

More information can be found [here](#).

Long Falls Paperboard LLC, Brattleboro, Vermont

Cleanup Grant Application – Hazardous Substances – January  
2019

Analysis of Brownfields Cleanup Alternatives – Preliminary  
Evaluation

Long Falls Paperboard, 161 Wellington Road, Brattleboro,  
Vermont 05301

Vermont DEC Site Number 2010-4028

Prepared by Brattleboro Development Credit Corporation

BDCC Brownfields Cleanup draft ABCA




# BRATTLEBORO EVENTS CALENDAR




# Brattleboro Events Calendar


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Events | [Discount Tickets](#)

 Categories &  Time  
Search



**Tuesday, Jan**  
**15** 

Brattleboro, VT   
20 mi

 Add Event

## Yoga & Chocolate for Planned Parenthood

118 Elliot | Brattleboro, VT 13.8 mi

5:00 pm

## Knit Night

Windham Movement Apparel | Brattleboro, VT 13.9 mi

5:00 pm

## Public Hearing on Long Falls EPA Grant

Brattleboro Development Credit Corporation | Brattleboro, VT 14.6 mi

5:30 pm

## Old Time Session

McNeill's Brewery | Brattleboro, VT 13.9 mi

6:00 pm

## Windham County Organizing Committee for Vermont Worker...

The Root Social Justice Center | Brattleboro, VT 13.5 mi

6:00 pm

## SEVT Audubon Society

Brooks Memorial Library | Brattleboro, VT 13.8 mi

7:00 pm

**Wednesday, Jan 16**

## Winter Group 2019

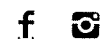
Mitchell Giddings Fine Arts | Brattleboro, VT 13.9 mi

11:00 am

## The Nurse is In

Millstream Community Center | Hinsdale, NH 19.5 mi

11:30 am



### **Cooking Class: Food as Medicine, for an anti-inflammatory ...**

The River Garden | Brattleboro, VT 13.9 mi

5:30 pm

### **Families United**

The Root Social Justice Center | Brattleboro, VT 13.5 mi

6:00 pm

### **Workshop: Savvy Social Security Planning for Women**

Brooks Memorial Library | Brattleboro, VT 13.8 mi

7:00 pm

### **Savvy Social Security Planning for Women**

Brooks Memorial Library | Brattleboro, VT 13.8 mi

7:00 pm

## **Thursday, Jan 17**

### **NAEP Assessment Meeting of Assessment Coordinators an...**

Brooks Memorial Library | Brattleboro, VT 13.8 mi

10:00 am

### **11AM--Preschool Story Time with Susan Hessey**

Putney Public Library | Putney, VT 14.3 mi

11:00 am

### **Winter Group 2019**

Mitchell Giddings Fine Arts | Brattleboro, VT 13.9 mi

11:00 am

### **LEGO-palooza**

Brooks Memorial Library | Brattleboro, VT 13.8 mi

3:00 pm

### **Brattleboro Co-op Producer of the Month: Bravo CBD**

Brattleboro Food Co-Op | Brattleboro, VT 14.0 mi

4:00 pm

### **NAACP- Windham County Monthly Meeting**

The Root Social Justice Center | Brattleboro, VT 13.5 mi

5:30 pm

### **OPEN MIC 6pm - 9pm**

The Marina | Brattleboro, VT 13.5 mi

6:00 pm

### **Traditional Ashtanga Yoga as taught in India**

Se-tu | West Brattleboro, VT 11.3 mi

6:30 pm

### **Baker Street Readers present "The Adventure of the Speckl...**

Hooker-Dunham Theatre | Brattleboro, VT 13.9 mi

7:00 pm

### **Panel: Food as Artistic Expression**

Brattleboro Museum & Art Center | Brattleboro, VT 14.0 mi

7:00 pm

### **LGBTQ AA MEETING**

St. Michael's Episcopal Church | Brattleboro, VT 13.7 mi

8:00 pm



**BRATTLEBORO  
DEVELOPMENT**  
CREDIT CORPORATION

[illegible]

Meeting Minutes

Brattleboro Development Credit Corporation

76 Cotton Mill Hill; Brattleboro, Vermont 05301

Public Informational Meeting: U.S. Environmental Protection Agency; Vermont EPA Brownfields Cleanup Grant

January 18, 2019

Meeting Date: January 15, 2019

Called to order at 5:30 PM.

Brattleboro Development Credit Corporation (BDCC) will be applying for a FY19 \$500,000 hazardous substances EPA Brownfields Cleanup Grant, grant due date is January 31, 2019. This funding request is for a single site cleanup of 161 Wellington Road; Brattleboro, Vermont, \$500,000 with a 20% cost share match, and to address cleanup of hazardous substances.

Awaiting the arrival of any members of the public, attendees, including Ms. Bobbi Kilburn, BDCCs Director of Finance & Grant Manager, Mr. Adam Grinold, BDCCs Executive Director, Ms. Jennifer Stromsten, BDCCs Director of Programs, and Mr. Alan Liptak, LE Environmental reviewed the draft grant application dated January 31, 2019, during which Mr. Liptak responded to questions, and accepted comments on the draft as currently written.

With no members of the public joining, Ms. Kilburn noted that inquiries for information had been received prior to the evening's public information meeting from Mr. Jeff Potter, Editor-in-Chief, The Commons, and Mr. Bob Audette, Brattleboro Reformer, each directed to <https://brattleborodevelopment.com/development-services/long-falls-paperboard-epa/> providing them information on the public information meeting, cleanup grant application, and BDCC Brownfields Cleanup draft ABCA. No further questions were received.

Additionally, the public information meeting notice was posted on the Downtown Brattleboro Alliance Events Calendar, at the Town of Brattleboro and Windham Regional Commission offices, with copies of the grant application and draft ABCA made available for interested parties at both office locations.

With no members of the public joining as of 6:00 PM, the public informational meeting was adjourned.

Respectfully submitted,



Bobbi Kilburn

Director of Finance

Brattleboro Development Credit Corporation

#14 Areas Affected by Project: The site and facility located at 161 Wellington Road, Brattleboro, Vermont serves Brattleboro, Windham County and Southeastern Vermont. Clean up of this site, and existing and future job creation will benefit the noted city, county and state, as well as Southwestern NH, and the Franklin County area of Northwestern, MA.



## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

VT

### 8. APPLICANT INFORMATION:

\* a. Legal Name: Brattleboro Development Credit Corporation

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

1349470190000

d. Address:

\* Street1:

76 Cotton Mill Hill

Street2:

\* City:

Brattleboro

County/Parish:

\* State:

VT: Vermont

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

05301-7702

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

\* First Name:

Bobbi

Middle Name:

J

\* Last Name:

Kilburn

Suffix:

Title:

Director of Finance and Grant Management

Organizational Affiliation:

Brattleboro Development Credit Corporation

\* Telephone Number:

802-257-7731

Fax Number:

\* Email:

bkilburn@brattleborodevelopment.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

N: Nonprofit without 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

E: Regional Organization

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-07

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-SF 424 Question 14 .docx

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Remediation of 161 Wellington Road, Brattleboro, Vermont.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

|                     |   |
|---------------------|---|
| * a. Federal        | <input type="text" value="500,000.00"/> |
| * b. Applicant      | <input type="text" value="100,000.00"/> |
| * c. State          | <input type="text" value="0.00"/>       |
| * d. Local          | <input type="text" value="0.00"/>       |
| * e. Other          | <input type="text" value="0.00"/>       |
| * f. Program Income | <input type="text" value="0.00"/>       |
| * g. TOTAL          | <input type="text" value="600,000.00"/> |

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: